

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 a rectangle or square brackets 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: _____
2. **Purchaser's registered agent:** _____ ☐
 Address: _____
3. **Vendor:** ERICA WONG
 Address: 22 HADDRICK COURT UNDERDALE SA 5032
4. **Vendor's registered agent:** FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024 ☒
 Address: 192 MELBOURNE STREET NORTH ADELAIDE SA 5006
5. **Date of Contract** (if made before this statement is served): _____
6. **Description of Land** [Identify the land including any certificate of title reference]
603/69 MELBOURNE STREET NORTH ADELAIDE SA 5006 BEING LOT 603 IN SECONDARY COMMUNITY STRATA PLAN 42857 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 6277 FOLIO 302

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 – Forms 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:

22 HADDRICK COURT UNDERDALE SA 5032

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

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

Email: fox@foxrealestate.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:

192 MELBOURNE STREET NORTH ADELAIDE SA 5006

(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; or
- (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, **ERICA WONG**

of **22 HADDRICK COURT UNDERDALE SA 5032**

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: _____ Signed: _____

Date: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT

(section 9)

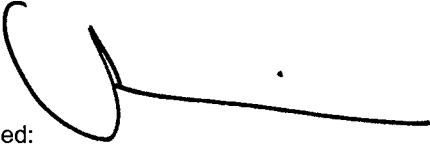
To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

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:

Nil

Date: 11 / 8 / 2026 Signed: 

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
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[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.]

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Number of mortgage (if registered): Name of mortgagee:	☐ YES / NO YES / NO
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
1.2 Easement (whether over the land or annexed to the land)	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> PROPERTY INTEREST REPORT Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE Nature of easement: REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS Are you aware of any encroachment on the easement? NO (If YES, give details): If there is an encroachment, has approval for the encroachment been given? (If YES, give details):	☒ NO YES
Note – "Easement" includes rights of way and party wall rights. <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
1.3 Restrictive covenant	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> 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?	☐ YES / NO YES / NO
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
1.4 Lease, agreement for lease, tenancy agreement or licence	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	☐ YES / NO YES / NO
(The information does not include information about any sublease or subtenancy. That information may		

Column 1	Column 2	Column 3
be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Names 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	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): CITY OF ADELAIDE SEARCH AND STATE PLANNING COMMISSION LETTER Condition(s) of authorisation: REFER DEVELOPMENT NUMBER 020/A097/18, APPLICATION S10/65/2018 AND VARIATIONS	☒ NO YES
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[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	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):	☐ YES / NO YES / NO
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[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

19. Land Tax Act 1936

19.1	Notice, order or demand for payment of land tax	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): CERTIFICATE OF LAND TAX PAYABLE Date of notice, order or demand: REFER REVENUESA	☒ YES YES
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Column 1	Column 2	Column 3
	Amount payable (as stated in the notice): REFER CERTIFICATE OF LAND TAX PAYABLE	
29. Planning, Development and Infrastructure Act 2016		
29.1	Part 5 – Planning and Design Code	☒
	<i>Is this item applicable?</i>	NO
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF ADELAIDE SEARCH AND PROPERTY INTEREST REPORT	
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): 69 MELBOURNE ST NORTH ADELAIDE SA 5006 LT 603 C42857	
	ZONES CITY MAIN STREET - CMS	
	SUBZONES CITY HIGH STREET - CIHS	
	OVERLAYS AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 153.5 METRES AHD 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.	
	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.	
	HAZARDS (FLOODING - EVIDENCE REQUIRED) THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.	
	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.	

Column 1	Column 2	Column 3
	Is there a State heritage place on the land or is the land situated in a State heritage area? NO 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 visit https://code.plan.sa.gov.au.	
29.2 section 127 – Condition (that continues to apply) of a development authorisation <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF ADELAIDE SEARCH Date of authorisation: 12/08/2022 Name of relevant authority that granted authorisation: CITY OF ADELAIDE Condition(s) of authorisation: REFER DEVELOPMENT APPLICATION NO. 020/C022/19	☒ NO YES
29.2 section 127 – Condition (that continues to apply) of a development authorisation <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF ADELAIDE SEARCH Date of authorisation: 12/08/2022 Name of relevant authority that granted authorisation: CITY OF ADELAIDE Condition(s) of authorisation: REFER DEVELOPMENT APPLICATION NO. 020/C023/19	☒ NO YES
29.2 section 127 – Condition (that continues to apply) of a development authorisation <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF ADELAIDE SEARCH	☒ NO YES

Column 1	Column 2	Column 3
<i>included in the statement even if not applicable.]</i>	Date of authorisation: 12/08/2022 Name of relevant authority that granted authorisation: CITY OF ADELAIDE Condition(s) of authorisation: REFER DEVELOPMENT APPLICATION NO. 020/C024/19	
29.2 section 127 – Condition (that continues to apply) of a development authorisation <i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CITY OF ADELAIDE SEARCH AND STATE PLANNING COMMISSION LETTER Date of authorisation: 08/02/2022 Name of relevant authority that granted authorisation: CITY OF ADELAIDE Condition(s) of authorisation: REFER DEVELOPMENT APPLICATION NO. 21021928	☒ NO YES

SCHEDULE – DIVISION 2 – OTHER PARTICULARS**(section 7(1)(b))****Particulars relating to community lot (including strata lot) or development lot**

1 Name of community corporation:

COMMUNITY CORPORATION 42857 INC

Address of community corporation:

69 MELBOURNE STREET NORTH ADELAIDE SA 5006

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):

REFER COMMUNITY CORPORATION SEARCH ANNEXED HERETO

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

REFER COMMUNITY CORPORATION SEARCH ANNEXED HERETO

(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:

REFER COMMUNITY CORPORATION SEARCH ANNEXED HERETO

(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:

NOT APPLICABLE

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

LOT 603 : 330 OF 10000

[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;

NO

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

NO

[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:

AN APPLICATION WAS SENT TO STRATA DATA ON 30/07/2026

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:

STRATA DATA

Address:

647 PORTRUSH ROAD GLEN OSMOND SA 5064

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.

Particulars relating to environment protection**1 – Interpretation**

- (1) In this and the following items (items 1 to 7 inclusive) –
domestic activity has the same meaning as in the *Environment Protection Act 1993*;
environmental assessment, in relation to land, means an assessment of the existence or nature or extent of –
 (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
 (b) any other contamination of the land by chemical substances,
 and includes such an assessment in relation to water on or below the surface of the land;
EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;
pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining:
 (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
 (b) the suitability of the land for a particular use; and
 (c) what remediation is or remains necessary for a particular use,
 but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;
pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;
prescribed commercial or industrial activity – see item 1(2);
prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;
public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;
site contamination audit has the same meaning as in the *Environment Protection Act 1993*;
site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.
 (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

2 – Pollution and site contamination on the land – questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
 - (b) importation of soil or other fill from a site at which –
 - (i) an activity of any kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

YES

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

REFER 'ATTACHMENT - CHANGE OF USE 'IN ADELAIDE CITY COUNCIL SEARCH FOR DETAILS OF ACTIVITIES THAT HAVE TAKEN PLACE BEFORE THE VENDOR ACQUIRED AN INTEREST IN THE LAND. REFER TO THE CITY OF ADELAIDE FOR FURTHER DETAILS.

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

Note –

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3 – Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?
NO
- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?–
NO
- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?
NO
- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?
NO
- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?
NO
- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?
NO
- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?
NO
- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?
NO

Note –

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register.

If the EPA answers "YES" to any of the questions –

- in the case of a licence or exemption under the *Environment Protection Act 1993* –
 - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
 - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act – the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to –

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

4 – Pollution and site contamination on the land – details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

Note –

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

5 – Pollution and site contamination on the land – other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (d) a copy of a pre-1 July 2009 site audit report?

NO

- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

Note –

These questions relate to details that the EPA may hold. If the EPA answers "**YES**" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6 – 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*)?

YES

Note –

These 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 –

- 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.

7 – Further information for purchasers**Note –**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If –

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

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.

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 1 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 Advice Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

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

You can also seek advice from a legal practitioner.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by page numbered 1 to 18 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 6277 FOLIO 302
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF ADELAIDE SEARCH
COMMUNITY PLAN 42857
COMMUNITY CORPORATION SEARCH
BY-LAWS 13903596
SCHEME DESCRIPTION 13903597
STATE PLANNING COMMISSION LETTER
OFFICE OF THE TECHNICAL REGULATOR EMAIL**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

ALPHABETICALLY INDEX

Land and Business (Sale and Conveyancing) Act 1994- section 13A

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends 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 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.

REAL PROPERTY ACT, 1886



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.



Certificate of Title - Volume 6277 Folio 302

Parent Title(s) CT 6277/268
Creating Dealing(s) ACT 13903595
Title Issued 27/10/2022 **Edition** 2 **Edition Issued** 09/11/2022

Estate Type

FEE SIMPLE

Registered Proprietor

ERICA WONG
OF 22 HADDRICK COURT UNDERDALE SA 5032

Description of Land

LOT 603 SECONDARY COMMUNITY STRATA PLAN 42857
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
25/10/2022	13903596	BY-LAWS	FILED
25/10/2022	13903597	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

AFFECTED BY C42856

Administrative Interests NIL

Property Interest Report

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

Title Reference	CT 6277/302	Reference No. 2805380
Registered Proprietors	E*WONG	Prepared 29/07/2026 16:04
Address of Property	Unit 603 L 6, 69 MELBOURNE STREET, NORTH ADELAIDE, SA 5006	
Local Govt. Authority	THE CORPORATION OF THE CITY OF ADELAIDE	
Local Govt. Address	GPO BOX 2252 ADELAIDE SA 5001	

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | 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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | 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.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | 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

State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item

[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item also Contact the Local Government Authority for other details that might apply
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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
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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.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
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.	<i>Food Act 2001</i>	
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.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
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.	<i>Heritage Places Act 1993</i>	
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.	<i>Highways Act 1926</i>	
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.	<i>Housing Improvement Act 1940 (repealed)</i>	
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.	<i>Housing Improvement Act 2016</i>	

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
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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
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
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 Act	The regional landscape board has no record of any notice affecting this title
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
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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
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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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 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 statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item**
- 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
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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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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 will respond with details relevant to this item

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) of a permit

DEW has no record of any condition affecting this title

- 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 <i>Livestock Act, 1997</i> | 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 (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | 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.

Certificate of Title

Title Reference CT 6277/302
Status CURRENT
Easement NO
Owner Number 12651257
Address for Notices 22 HADDRICK CT UNDERDALE, SA 5032
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

ERICA WONG
OF 22 HADDRICK COURT UNDERDALE SA 5032

Description of Land

LOT 603 SECONDARY COMMUNITY STRATA PLAN 42857
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 13910595
Dealing Date 03/11/2022
Sale Price \$746,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0222880648	CURRENT	Unit 603 L 6, 69 MELBOURNE STREET, NORTH ADELAIDE, SA 5006

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
25/10/2022 13:00	13903596	BY-LAWS	FILED
25/10/2022 13:00	13903597	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

AFFECTED BY C42856

Administrative Interests

NIL

Valuation Record

Valuation Number	0222880648
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/2023
Property Location	Unit 603 L 6, 69 MELBOURNE STREET, NORTH ADELAIDE, SA 5006
Local Government	ADELAIDE
Owner Names	ERICA WONG
Owner Number	12651257
Address for Notices	22 HADDRICK CT UNDERDALE, SA 5032
Zone / Subzone	CMS - City Main Street \ CiHS - City High Street
Water Available	Yes
Sewer Available	Yes
Land Use	1326 - Sixth Floor Home Unit
Description	3APT BAL CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C42857 LOT 603	CT 6277/302

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$50,000	\$1,100,000			
Previous	\$49,000	\$950,000			

Building Details

Valuation Number	0222880648
Building Style	High Rise Home Units (lifts)
Year Built	2022
Building Condition	Very Good
Wall Construction	Composite Construction
Roof Construction	Colourbond
Equivalent Main Area	107 sqm
Number of Main Rooms	3

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

Certificate of Title

Title Reference: CT 6277/302
Status: CURRENT
Edition: 2

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
25/10/2022	27/10/2022	13903596	BY-LAWS	FILED	C42857
25/10/2022	27/10/2022	13903597	SCHEME DESCRIPTION	FILED	C42857

Registrar-General's Notes

AFFECTED BY C42856

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
02 22880 64 8	CT6277302	30/7/2026	7734	2805380

THE FORM 1 COMPANY
LEVEL 1, 3-5 MT BARKER RD
STIRLING SA 5152
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: E WONG
Location: U603 69 MELBOURNE ST NORTH ADELAIDE LT603 C42857
Description: 3APT BAL CP
Capital Value: \$1 100 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

			\$
	Arrears as at: 30/6/2026	:	0.00
Water main available:	1/1/2023	Water rates	: 88.00
Sewer main available:	1/1/2023	Sewer rates	: 163.08
		Water use	: 35.53
		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	: 286.61CR
		Balance outstanding	: 0.00

Degree of concession: 00.00%
Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 88.00 Sewer: 163.08 Bill: 7/10/2026

This account has no meter of its own but is supplied from account no 02 22860 98 9.

The Water Use apportionment option is Even.

The apportionment percentage for this account is 2.50%.

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/>.



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

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



South Australian Water Corporation

Name:
E WONG

Water & Sewer Account
Acct. No.: **02 22880 64 8**

Amount: _____

Address:
U603 69 MELBOURNE ST NORTH
ADELAIDE LT603 C42857

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0222880648



Bill code: 8888
Ref: 0222880648

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 0222880648



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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: 2805380

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE

30/07/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

12651257

OWNERSHIP NAME

E WONG

PROPERTY DESCRIPTION

U603 L6 69 MELBOURNE ST / NORTH ADELAIDE SA 5006 / LT 603 C4

ASSESSMENT NUMBER

0222880648

TITLE REF.

(A "+" indicates multiple titles)

CT 6277/302

CAPITAL VALUE

\$1,100,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2026-2027

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 348.45

- REMISSION

\$ 205.90

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ 0.00

= AMOUNT PAYABLE

\$ 192.55

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 Certificate will be issued free of charge. It is not the due date for payment.

EXPIRY DATE

28/10/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

12651257

OWNERSHIP NAME

E WONG

ASSESSMENT NUMBER

0222880648

AMOUNT PAYABLE

\$192.55

AGENT NUMBER

100019452

AGENT NAME

THE FORM 1 COMPANY

EXPIRY DATE

28/10/2026

+70217383100022> +001571+ <0550326240>

<0000019255> +444+

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456285 Ref: 7021738310 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
---	---	---

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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: 2805380

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE

30/07/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

E WONG

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

U603 L6 69 MELBOURNE ST / NORTH ADELAIDE SA 5006 / LT 603 C4

ASSESSMENT NUMBER

0222880648

TITLE REF.

(A "+" indicates multiple titles)

CT 6277/302

TAXABLE SITE VALUE

\$50,000.00

AREA

0.0000 HA

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

CURRENT TAX	\$	52.53	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.14			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	52.67			

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

28/10/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

12651257

OWNERSHIP NAME

E WONG

ASSESSMENT NUMBER

0222880648

AMOUNT PAYABLE

\$52.67

AGENT NUMBER

100019452

AGENT NAME

THE FORM 1 COMPANY

PAYABLE ON OR BEFORE

28/10/2026

+70217382290012> +000927+ <0550326240>

<0000005267> +444+

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7021738229 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Date: 30 July 2026

Email: city@cityofadelaide.com.au



**CITY OF
ADELAIDE**

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Dear Sir/Madam,

Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference	CT-6277/302
Owner Name	Ms E Wong
Address of Property	Level 6 603/69 Melbourne Street, NORTH ADELAIDE SA 5006

You are advised:

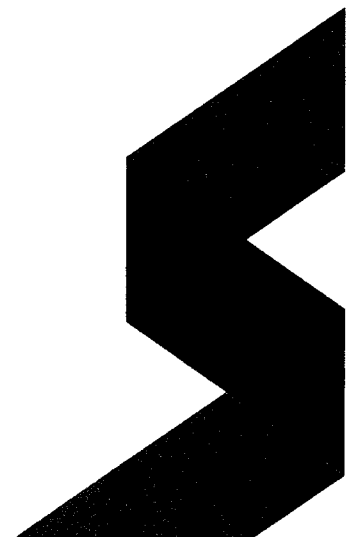
- If there are any encumbrances on this property, they are attached hereto.

In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,

pp
Michael Sedgman
Chief Executive Officer



**THE CORPORATION OF THE CITY OF ADELAIDE
LOCAL GOVERNMENT RATES SEARCH**

Rates & Property Enquiries: 8203 7203

Email: city@cityofadelaide.com.au

THE FORM 1 COMPANY
GPO Box 1651, ADELAIDE SA 5001

Dear Sir/Madam

Certificate in accordance with Section 187 of the Local Government Act.

I have received your request for information on the Premises below.

Date Received	29 July 2026
Receipt Number	7151977
Document Issue Date	30 July 2026
Property Address	Level 6 603/69 Melbourne Street, NORTH ADELAIDE SA 5006
Property Description	Lot 603 CP 42857
Property Titles	CT-6277/302
Owner of Property	Ms E Wong

Local Government Act 1999 [Act]

Liability for rates if land is not rateable for the whole of the financial year

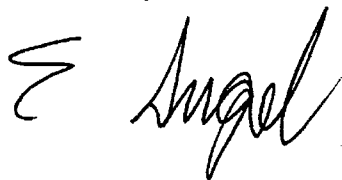
Section 179

- (1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.
- (2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

Fines for Late Payment:

If an instalment is not received on, or before, the due date (2nd September; 2nd December; 3rd March; 2nd June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.76% will also be added to the amount in arrears (including the amount of any previous unpaid fine but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,



pp
Michael Sedgman
Chief Executive Officer



**CITY OF
ADELAIDE**

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572



Assessment No: 44906 6

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Property Location **Level 6 603/69 Melbourne Street,**

Rateable Valuation	\$17,800
Arrears	\$0.00
Arrears Legal Fees	\$0.00

Gross Rates **\$2,157.60**

(includes Regional
Landscape Levy)

Interest, Current	\$0.00
Interest, Arrears	\$0.00

Rebates	\$0.00
---------	--------

Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00

Paid	\$0.00
Overpayments	\$0.00
Refunds	\$0.00

Outstanding Balance **\$2,157.60**



PREScribed INFORMATION

Address: Level 6 603/69 Melbourne Street, NORTH ADELAIDE SA 5006

Reference: 1999/01008

Certificate of Title: CT-6277/302

Dated: 30 July 2026

Prescribed encumbrance	Other particulars required
Part 1—Items that must be included in statement	
{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}	
<i>Development Act 1993 (repealed)</i>	
Section 42 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: <i>Development Conditions – See Attachment</i>

Repealed Act conditions

Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i> , the <i>City of Adelaide Development Control Act 1976 (repealed)</i> , the <i>Planning Act 1982 (repealed)</i> or the <i>Planning and Development Act 1966 (repealed)</i>	Nature of Condition(s):
--	-------------------------

PRESCRIBED INFORMATION

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 attached PlanSA Section 7 Report Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/NO Is the land designated as a local heritage place? *YES/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? *YES/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/NO
Section 127 - Condition (that continues to apply) of a development authorisation	Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: Refer to attached PlanSA Section 7 Report

PRESCRIBED INFORMATION

Part 2—Items to be included if land affected

[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]

Development Act 1993

section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
section 55—Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 56—Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 57—Land management agreement	Date of agreement: Names of parties: Terms of agreement:

Section 69—Emergency Order	Date of order: Name of authorised officer who made order: Name of authority that appointed authorised officer: Nature of order: Amount payable (if any):
----------------------------	--

Section 71—Fire safety notice	Date of notice: Name of authorised officer giving notice:
-------------------------------	--

PRESCRIBED INFORMATION

	Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84—Enforcement notice	Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
section 85(6), 85(10) or 106—Enforcement order	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:
Part 11 Division 2—Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
Confirmed – Planning/Development Section	
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land	Date of notice: Person or body who issued notice: Requirements of notice (as stated therein): Amount payable (if any):
Confirmed – Enforcement/Compliance section:	
<i>Food Act 2001</i>	
section 44—Improvement notice	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:
section 46—Prohibition order	Date of order:

PRESCRIBED INFORMATION

	Name of authority or person who served order: Requirements of order:
Confirmed – Environmental Health section:	
<i>Housing Improvement Act 1940</i>	
section 23—declaration that house is undesirable or unfit for human habitation	Date of declaration: Those particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses)—Notice or declaration	Date of notice or declaration Those particulars required to be provided by the housing authority under section 60:
Confirmed – Building/Development section:	
<i>Land Acquisition Act 1969</i>	
Section 10—Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in the notice):

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act

Date of notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

Date of notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed – General section:

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

Planning, Development and Infrastructure Act 2016

section 141 – Order to remove or perform work

Date of order:

Terms of order:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
section 142 — Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155 — Emergency order	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):
section 157 — Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193 — Land management agreement	Date of agreement: Names of parties: Terms of agreement:
section 198(1) — Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) — Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Part 16	Date of commencement of proceedings:

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
Division 1—Proceedings	Date of determination or order (if any): Terms of determination or order (if any):
section 213—Enforcement notice	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):
Section 214(6), 214(10) or 222—Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Confirmed – Building/development section:	

PRESCRIBED INFORMATION

Public and Environmental Health Act 1987 (repealed)

Part 3—Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Date of order: Name of authority giving order: Requirements of order:

Confirmed – Environmental Health section:

South Australian Public Health Act 2011

section 92—Notice	Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice
South Australian Public Health (Wastewater) Regulations 2013 Part 4 Condition (that continues to apply) of an approval	Date of approval: Name of person or body that granted the approval: Condition (s) of approval:

Confirmed – Health section:

PREScribed INFORMATION

Other charges	
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):

PREScribed INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required...**Yes / No / Council holds no record** (refer above note):

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
.....
.....

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

*** Yes / No / Council holds no record**

If **YES**, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:.....
.....
.....
- (e) Details of conditions (if any) to which the exemption is subject:.....
.....
.....

Certified – Development Section..... Date.....

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

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*?

~~*YES/NO~~ **Refer to Attachment**

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—

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

ATTACHMENTS

Attachment – Development Conditions

South Australia - Regulation 42 under the Development Act 1993

DECISION NOTIFICATION FORM

Contact Officer: Elysse Kuhar
Telephone: 7109 7072
Knet Reference: 2018/23793/01

Development Number:
020/A097/18

FOR DEVELOPMENT APPLICATION

DATED: 24 November 2018

REGISTERED ON: 11 December 2018

To: Citify Pty Ltd & BFC Pty Ltd
C/- Mr Fabian Barone
Director
Future Urban Group
GPO Box 2403
Adelaide SA 5001
Email: fabian@futureurbangroup.com

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Sec No	Street	Suburb	Hundred	Title Reference
Lot 92	FP 162340	-	Melbourne Street	North Adelaide	-	CT 5301/449
Lot 94	FP 162342	-	Melbourne Street	North Adelaide	-	CT 5301/200

Nature of Proposed Development: Demolition of an existing building and construction of a multi-storey mixed-use building (ground plus 6 levels above ground), comprising retail and residential uses and associated basement car park.

From: STATE COMMISSION ASSESSMENT PANEL

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	GRANTED	10	-	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL 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.


Elysse Kuhar
SENIOR PLANNING OFFICER
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Decision: 30 May 2019
3 Sheets Attached

PREScribed INFORMATION

DEVELOPMENT APPLICATION - 020/A097/18

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 020/A097/18.
Reason: to ensure the development is constructed in accordance with endorsed plans and application details.
2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SCAP.
Reason: to ensure the development is constructed in accordance with endorsed plans and application details.
3. A statement by a suitably qualified environmental professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works.
Reason: to ensure the site is suitable for its intended use.
4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
Reason: to ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.
5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
Reason: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.
6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
Reason: to ensure off-street car parking facilities are designed to adhere to the necessary standards.
7. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.
Reason: to ensure bicycle facilities are designed to adhere to the necessary standard.
8. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.
Reason: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.
9. 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.
Reason: to ensure appropriate reinstatement of any Council, utility or state agency maintained infrastructure affected by construction activities.
10. 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.
Reason: to ensure the proposed landscaping is established and maintained consistent with the landscaping concept and to ensure the necessary privacy screening is achieved at a height of 1.5m.

PREScribed INFORMATION

Advisory Notes for a non-complying land use

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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).
- d. Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following: 1. If the level difference between top of kerb and back of path is less than 50 mm 2. If the existing cross fall(s) exceed 4% (1:25) If any of the above conditions exist for any footpath infrastructure that services the perimeter of the site boundary then please contact the Lead Asset Consultant Streets prior to setting finished floor levels.
- e. Footpath reinstatements associated with works will need to match surrounding materials and pavement composition.
- f. The canopy on the proposed development encroaches on to Melbourne Street a public Road. The canopy is to meet CoA's minimum height requirements.
- g. Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Melbourne Street. Council cannot approve discharge of stormwater on private property.
- h. Council supports and prefers the installation of underground stormwater property connections to council stormwater infrastructure, where suitable council infrastructure is available within the road. The City of Adelaide has a 450mm diameter stormwater pipe on the south side of Melbourne Street which would be the ideal connection location. Please note that it is the property owner's responsibility to verify the location of services within the public realm to ensure any proposed stormwater property connections can be constructed.
- i. The levels of any proposed grated inlet pits or stormwater openings within the building must be designed with an adequate freeboard to the 1% AEP flood level assumed to be top of kerb level adjacent to the stormwater discharge point in Melbourne Street.
- j. Council's stormwater management systems (minor and major rainfall events) have been designed to manage gravitational flows only. Any proposed siphonic roof drainage systems must be designed to attenuate discharge flows to Council's stormwater management systems to equivalent gravitational flows.
- k. Any collected seepage water from a basement groundwater collection system must be either discharged to sewer or a proposed building recycled water system. Collected untreated groundwater seepage must not be discharged to the property stormwater system.
- l. Property boundary levels of the proposed basement carpark driveway ramp in Colley Street must provide an adequate freeboard to the 1% AEP flood level, assumed to be equivalent to 100mm above spoon drain invert adjacent to the driveway ramp in Colley Street, to ensure adequate flooding protection to the basement.
- m. Any collected irrigation seepage water from landscape areas, green walls, planter boxes or rooftop gardens must be either discharged to sewer or an irrigation recycled water reuse system. Collected seepage water should not be discharged to the building stormwater system. "Seepage" water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- n. All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting SCAP Minutes - 30 May 2019 Page 5 of 7 (including associated infrastructure such as cabling etc.) shall meet Councils' requirements and all costs borne directly by the developer.
- o. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- p. Obtrusive Lighting - Lighting design and installation to be fully compliant with Australian Standard - AS 4282 - 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance.

PREScribed INFORMATION

3

In addition, provide relevant lighting calculation grid detailing property boundary lines for Councils review and records.

- q. If new canopies are to be constructed as part of these works, then lighting shall meet CoA's under veranda/awning lighting requirements.
- r. Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.
- s. All assets to be handed over to CoA to own and maintain shall be constructed to Councils' requirements and applicable legislative standards and requirements. All equipment gifted.
- t. Any temporary removal or relocations of these urban element's assets shall meet Councils' requirements shall be carried out to meet Councils' requirements and all costs borne directly by the developer. Final location of equipment will be determined by CoA considering existing site constraints etc.
- u. Any traffic control devices shall comply with AS1742.
- v. It is recommended that communications with the Public Transport Division of DPTI and Council's On-Street Parking team be maintained for future required parking changes on Melbourne Street.



Elysse Kuhar
SENIOR PLANNING OFFICER
as delegate of the
STATE COMMISSION ASSESSMENT PANEL

PREScribed INFORMATION

 CITY OF ADELAIDE	DECISION NOTIFICATION FORM
Application Registered On: 27 August 2020	Contact Officer: Dora Heyzer 8203 7
Application Dated: 27 August 2020	File Reference: S10/65/2018/1/A
Application: S10/65/2018/1/A Applicant: CITIFY P/L Location: 67-71 Melbourne Street, NORTH ADELAIDE SA 5006 Description: Variation to DA 020/A097/18 for demolition of an existing building and construction of a multi-storey, mixed-use building comprising retail and residential uses and associated basement car park. Variation: Removal of car park stackers, additional basement car park level (increase of 1 car park), relocation of car lift, relocation of lift shaft and stairwell, relocation of south-western stairwell to south-east, installation of transformer, reconfiguration of waste storage enclosure, additional DDA toilet, reconfiguration of at grade car park, additional swimming pool, increase of ground floor ceiling height, installation of glass balustrades to north-western side of balconies, reconfiguration of apartment entrance and increase in overall height of 1 metre - STAGE CONSENT - DEMOLITION APPROVAL ONLY	

In respect of this proposed development you are informed that:

Consent	Decision	Date	Number
Development Plan Consent	Granted	16 June 2020	10
Extension of Time (12 months)	Extension of Time (12 Months)	21 August 2020	-
Building Rules Consent	Granted	26 June 2020	1
Development Approval	Granted	23 October 2020	11

Details of the building classification and the approved number of occupants under the Building Code are attached.

~~# representation(s) from third parties concerning your category 3 proposal were received.~~

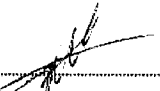
~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions 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 works or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 23 October 2020

☐ State Planning Assessment Commission or delegate

Signed: 

☒ Council Chief Executive Officer or delegate

☐ Private Certifier

Date: 23 October 2020

☒ Pages

PREScribed INFORMATION



CITY OF
ADELAIDE

Application: S10/65/2018/1/A
Applicant: CITIFY P/L
Location: 67-71 Melbourne Street, NORTH ADELAIDE SA 5006
Description: Variation to DA 020/A097/18 for demolition of an existing building and construction of a multi-storey, mixed-use building comprising retail and residential uses and associated basement car park.
 Variation: Removal of car park stackers, additional basement car park level (increase of 1 car park), relocation of car lift, relocation of lift shaft and stairwell, relocation of south-western stairwell to south-east, installation of transformer, reconfiguration of waste storage enclosure, additional DDA toilet, reconfiguration of at grade car park, additional swimming pool, increase of ground floor ceiling height, installation of glass balustrades to north-western side of balconies, reconfiguration of apartment entrance and increase in overall height of 1 metre -
 STAGE CONSENT - DEMOLITION APPROVAL ONLY

CONDITIONS OF DEVELOPMENT PLAN CONSENT

South Australia - Regulation 42 under the Development Act 1993

DECISION NOTIFICATION FORM

Contact Officer: Elysse Kuhar
Telephone: 7109 7072
Fnet Reference: 2020/00756/01

Development Number:
 020/A097/18 V1

FOR DEVELOPMENT APPLICATION

DATED: 20 December 2019
REGISTERED ON: 7 January 2020

To: Botten and Bowser
 C/- Mr Fabian Barone
 Director
 Future Urban Pty Ltd
 GPO Box 2403
 Adelaide SA 5001
Email: fabian@futureurban.org.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Sec No	Street	Suburb	Hundred	Title Reference
Lot 92	FP 162340	-	Melbourne Street	North Adelaide	-	CT 5301/449
Lot 94	FP 162342	-	Melbourne Street	North Adelaide	-	CT 5301/200

Nature of Proposed Development: Variation to Development Application 020/A097/18 for demolition of an existing building and construction of a multi-storey mixed-use building (ground plus 6 levels above ground), comprising retail and residential uses and associated basement car park.
 Variation: Removal of car park stackers, additional basement car park level (overall increase of 1 car park), relocation of car lift, relocation of lift shaft and stairwell, relocation of south-western stairwell to south-east, installation of transformer, reconfiguration of waste storage enclosure, additional DDA toilet, reconfiguration of at grade car park, additional swimming pool, increase of ground floor ceiling height, installation of glass balustrades to north-western side of balconies, reconfiguration of apartment entrance and increase in overall height of the building by 1m.

From: STATE COMMISSION ASSESSMENT PANEL

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	GRANTED	10	-	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL 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.

Gabrielle McMahon

Gabrielle McMahon
 A/TEAM LEADER - CITY AND INNER METRO DEVELOPMENT ASSESSMENT
 as delegate of the
 STATE PLANNING COMMISSION
 Date of Decision: 16 June 2020
 3 Sheets Attached

PREScribed INFORMATION

DEVELOPMENT APPLICATION - 020/A097/18 V1

Planning Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, all conditions with respect to Development Application 020/A097/18 continue to apply to this application. Furthermore, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application 020/A097/18 V1.

Reason: to ensure the development is constructed in accordance with endorsed plans and application details.

2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SCAP.

Reason: to ensure the development is constructed in accordance with endorsed plans and application details.

- ~~3. A statement by a suitably qualified environmental professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works. (met 21/1/2020)~~

Reason: to ensure the site is suitable for its intended use.

4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

Reason: to ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.

5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

Reason: to ensure off-street car parking facilities are designed to adhere to the necessary standards.

7. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.

Reason: to ensure bicycle facilities are designed to adhere to the necessary standard.

8. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.

9. 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.

Reason: to ensure appropriate reinstatement of any Council, utility or state agency maintained infrastructure affected by construction activities.

10. 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.

PREScribed INFORMATION

Reason: to ensure the proposed landscaping is established and maintained consistent with the landscaping concept and to ensure the necessary privacy screening is achieved at a height of 1.5m.

Advisory Notes

- a. This Development Plan Consent will expire after 12 months from the date of the original consent, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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).
- d. Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following: 1. If the level difference between top of kerb and back of path is less than 50 mm 2. If the existing cross fall(s) exceed 4% (1:25) If any of the above conditions exist for any footpath infrastructure that services the perimeter of the site boundary then please contact the Lead Asset Consultant Streets prior to setting finished floor levels.
- e. Footpath reinstatements associated with works will need to match surrounding materials and pavement composition.
- f. The canopy on the proposed development encroaches on to Melbourne Street a public Road. The canopy is to meet CoA's minimum height requirements.
- g. Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Melbourne Street. Council cannot approve discharge of stormwater on private property.
- h. Council supports and prefers the installation of underground stormwater property connections to council stormwater infrastructure, where suitable council infrastructure is available within the road. The City of Adelaide has a 450mm diameter stormwater pipe on the south side of Melbourne Street which would be the ideal connection location. Please note that it is the property owner's responsibility to verify the location of services within the public realm to ensure any proposed stormwater property connections can be constructed.
- i. The levels of any proposed grated inlet pits or stormwater openings within the building must be designed with an adequate freeboard to the 1% AEP flood level assumed to be top of kerb level adjacent to the stormwater discharge point in Melbourne Street.
- j. Council's stormwater management systems (minor and major rainfall events) have been designed to manage gravitational flows only. Any proposed siphonic roof drainage systems must be designed to attenuate discharge flows to Council's stormwater management systems to equivalent gravitational flows.
- k. Any collected seepage water from a basement groundwater collection system must be either discharged to sewer or a proposed building recycled water system. Collected untreated groundwater seepage must not be discharged to the property stormwater system.
- l. Property boundary levels of the proposed basement carpark driveway ramp in Colley Street must provide an adequate freeboard to the 1% AEP flood level, assumed to be equivalent to 100mm above spoon drain invert adjacent to the driveway ramp in Colley Street, to ensure adequate flooding protection to the basement.
- m. Any collected irrigation seepage water from landscape areas, green walls, planter boxes or rooftop gardens must be either discharged to sewer or an irrigation recycled water reuse system. Collected seepage water should not be discharged to the building stormwater system. "Seepage" water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- n. All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting SCAP Minutes - 30 May 2019 Page 5 of 7 (including associated infrastructure such as cabling etc.) shall meet Council's requirements and all costs borne directly by the developer.
- o. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Council's requirements. The works shall be carried out to meet Council's requirements and all costs borne directly by the developer.

PREScribed INFORMATION

3

- p. Obtrusive Lighting - Lighting design and installation to be fully compliant with Australian Standard - AS 4282 - 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance. In addition, provide relevant lighting calculation grid detailing property boundary lines for Councils review and records.
- q. If new canopies are to be constructed as part of these works, then lighting shall meet CoA's under veranda/awning lighting requirements.
- r. Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.
- s. All assets to be handed over to CoA to own and maintain shall be constructed to Councils' requirements and applicable legislative standards and requirements. All equipment gifted.
- t. Any temporary removal or relocations of these urban element's assets shall meet Councils' requirements shall be carried out to meet Councils' requirements and all costs borne directly by the developer. Final location of equipment will be determined by CoA considering existing site constraints etc.
- u. Any traffic control devices shall comply with AS1742.
- v. It is recommended that communications with the Public Transport Division of DPTI and Council's On-Street Parking team be maintained for future required parking changes on Melbourne Street.



Gabrielle McMahon
A/TEAM LEADER - CITY AND INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE PLANNING COMMISSION

CONDITIONS OF BUILDING RULES CONSENT

1 condition has been imposed by Private Certifier KATNICH DODD BUILDING SURVEYORS. (Ref: PC61179.1)

PREScribed INFORMATION

11/20 Greenhill Rd Wayville SA 5034
PO Box 109 Goodwood SA 5034
T 08 8273 0888
E admin@katnichdodd.com.au
W www.katnichdodd.com.au
ABN 676 374 522 63



PC61179.1

DECISION NOTIFICATION FORM

Development No: 020/A097/18 V1	Dated:	Registered On:
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To:	CITIFY PTY LTD PO BOX 576 WELLAND SA 5007
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LOCATION OF PROPOSED DEVELOPMENT			
House	69-71	Lot No:	Street: MELBOURNE STREET
Suburb:	NORTH ADELAIDE		
Section	Volume:	Folio:	Hundred:

NATURE OF PROPOSED DEVELOPMENT
DEMOLITION OF AN EXISTING BUILDING AND CONSTRUCTION OF A MULTI-STOREY MIXED-USE BUILDING (GROUND PLUS 6 LEVELS ABOVE GROUND), COMPRISING RETAIL AND RESIDENTIAL USES AND ASSOCIATED BASEMENT CAR PARK. - STAGED CONSENT - DEMOLITION APPROVAL ONLY

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	---	---	---	---
Land Division	---	---	---	---
Land Division (strata)	---	---	---	---
Building Rules Consent	26/6/20	1	---	---
Public Space	N/A	---	---	---
Other	N/A	---	---	---
DEVELOPMENT APPROVAL	---	---	---	---

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions 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 land until you have also received notification of a Development Approval.

Signed:	(V) Private Certifier
	() Sheets Attached
Date: 26 June, 2020	

PREScribed INFORMATION



Building Certifiers
Knowledgeable
Dependable

PC61179.1

DEVELOPMENT ACT, 1993 SECTION 42 REQUEST FOR FURTHER INFORMATION

BUILDING WORK:	DEMOLITION OF AN EXISTING BUILDING AND CONSTRUCTION OF A MULTI-STOREY MIXED-USE BUILDING (GROUND PLUS 6 LEVELS ABOVE GROUND), COMPRISING RETAIL AND RESIDENTIAL USES AND ASSOCIATED BASEMENT CAR PARK. – STAGED
SITE ADDRESS:	69-71 MELBOURNE STREET NORTH ADELAIDE
APPLICANT:	CITIFY PTY LTD
OWNER:	BOTTEN & BOWSER PTY LTD
CLASSIFICATION:	2, 5/6 & 7a
RISE IN STOREYS:	7
TYPE OF CONSTRUCTION:	A
DEVELOPMENT APPLN:	020/A097/18 V1

CONDITIONS

The method of demolition and means of ensuring safety and avoiding damage to neighbouring property during demolition shall be in accordance with the provisions of Australian Standard 2601-2001 "The Demolition of Structures"

- the BCA does not contain deemed to satisfy provisions for demolition works
- the applicant should liaise separately with the relevant authority and the SafeWork SA division of DPTI.

Reg 15 & Schedule 5

Notes:

This consent is for the demolition of the existing building only. A further consent will be required to be issued prior to the commencement of construction of any other portion of the development.

The certified drawings/ documents will be issued by the Council with the notification of development approval.

The drawings are stamped "Not for Construction". Future changes may require separate approval.

Fire precautions must be taken during construction in accordance with BCA-E1.9. The builder must also ensure, once the method of construction has been determined, that the design of the building/structure adequately accommodates the anticipated construction activity actions.

The BCA does not contain deemed-to-satisfy provisions for demolition works. The applicant should liaise separately with the relevant authority and the SafeWork SA business unit of DPTI.

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

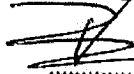
For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60

PREScribed INFORMATION

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.

IMPORTANT: This report does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines) or the regulations thereunder (including Regulations prescribed for purposes of Section 86), the Work Health & Safety Act 2012, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 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.

Katnich Dodd
Building Surveyors



.....
Vic Barone

26 June, 2020

Certificate of Registration as a Private Certifier No. 057



PREScribed INFORMATION

 CITY OF ADELAIDE	DECISION NOTIFICATION FORM
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Application Registered On:	Contact Officer: Philip Mellors 8203 7044
Application Dated: 24 November 2020	File Reference: S10/65/2018/2/B

Application:	S10/65/2018/2/B
Applicant:	CITIFY P/L and BOTTEN & BOWSER P/L
Location:	69-71 Melbourne Street, NORTH ADELAIDE SA 5006
Description:	Vary previous authorisation demolition of an existing building and construction of a multi-storey mixed-use building (ground plus 6 levels above ground), comprising retail and residential uses and associated basement car park - VARIATION - Conversion of 5 x 3-bedroom apartments to 5 x 1-bedroom apartments and 5 x 2-bedroom apartments - FINAL

In respect of this proposed development you are informed that:



Development Plan Consent	Granted	22 October 2020	10
Building Rules Consent	Granted	26 November 2020	2
Development Approval	Granted	22 December 2020	12

Details of the building classification and the approved number of occupants under the Building Code are attached.

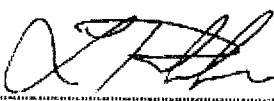
~~#representation(s) from third parties concerning your category 2 proposal were received.~~

~~if there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions 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 works or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 22 December 2020

Signed: 

☐ State Planning Assessment Commission or delegate

☒ Council Chief Executive Officer or delegate

☐ Private Certifier

Date: 22/12/2020

☒ Pages

PREScribed INFORMATION



Application: S10/65/2018/2/B
Applicant: CITIFY P/L and BOTTEN & BOWSER P/L
Location: 69-71 Melbourne Street, NORTH ADELAIDE SA 5006
Description: Vary previous authorisation demolition of an existing building and construction of a multi-storey mixed-use building (ground plus 6 levels above ground), comprising retail and residential uses and associated basement car park - VARIATION - Conversion of 5 x 3-bedroom apartments to 5 x 1-bedroom apartments and 5 x 2-bedroom apartments - FINAL

CONDITIONS OF DEVELOPMENT PLAN CONSENT

South Australia – Section 40(1) of the Development Act 1993

REGIONAL NOTIFICATION FORM

Relevant Authority: State Planning Commission
Telephone: 1800 752 664
Knet Reference: 2020/14792/01

Application Number:
 020/A097/18 V2

FOR DEVELOPMENT APPLICATION:

LODGE DATE: 18 August 2020

To: Botten & Bowser
 C/- Mr Fabian Barone
 Future Urban Pty Ltd
 GPO Box 2403
 ADELAIDE SA 5001
Email: fabian@futureurban.com.au

LOCATION OF DEVELOPMENT:

Street Address: 69-71 Melbourne Street, North Adelaide						
Lot No	Plan No	Sec No	Street/Road	Suburb	Hundred	Title Ref
Lot 92	FP 162340	-	Melbourne Street	North Adelaide	Adelaide	CT 5301/44B
Lot 94	FP 162342	-	Melbourne Street	North Adelaide	Adelaide	CT 5301/200

Nature of Development: Variation to DA 020/A097/18 for demolition of an existing building and construction of a multi-storey mixed-use building, comprising retail and residential uses and associated basement car park.
 Variation: Conversion of 5 x 3-bedroom apartments to 5 x 1-bedroom apartments and 5 x 2-bedroom apartments, and expansion of the level 6 terrace.

NATURE OF DECISION	DECISION	DATE OF DECISION	NO. OF CONDITIONS	NO. OF RESERVED MATTERS
Development Plan Consent 020/A097/18V2	GRANTED	22 October 2020	10	-
Development Plan Consent 020/A097/18V1	GRANTED	16 June 2020	10	-
Development Plan Consent 020/A097/18	GRANTED	30 May 2019	10	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-	-	-

Any conditions imposed, or reasons for refusal, are set out on the attached sheet(s)

Category 2 representations or representations were received.

Any conditions imposed - See not become operative until the periods specified in the Development Act 1993 (10 business days) has expired. On expiry of these business days from the date of the decision on your application you should apply to the Environment Resources and Development Court (1294 6222) for variation of the appeal period.

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.

DATE OF NOTICE: 22 October 2020

BY THE: STATE PLANNING COMMISSION

PREScribed INFORMATION

DECISION NOTIFICATION FORM 020/A097/18 V2

PLANNING CONDITIONS:

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission (SPC), except where varied by conditions below (if any)
Reason: To ensure the development is in accordance with this consent.
2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SPC.
Reason: to ensure the development is constructed in accordance with endorsed plans and application details.
- ~~3. A statement by a suitably qualified environmental professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works. (met 24/4/2020)~~
Reason: to ensure the site is suitable for its intended use.
4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
Reason: to ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.
5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
Reason: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.
6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
Reason: to ensure off-street car parking facilities are designed to adhere to the necessary standards.
7. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.
Reason: to ensure bicycle facilities are designed to adhere to the necessary standard.
8. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.
Reason: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.
9. 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.
Reason: to ensure appropriate reinstatement of any Council, utility or state agency maintained infrastructure affected by construction activities.
10. 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.
Reason: to ensure the proposed landscaping is established and maintained consistent with the landscaping concept and to ensure the necessary privacy screening is achieved at a height of 1.5m.

ADVISORY NOTES:

- a. This Development Plan Consent will expire after 12 months from the date of the original consent, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.

PREScribed INFORMATION

3

- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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).
- d. Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following: 1. If the level difference between top of kerb and back of path is less than 50 mm 2. If the existing cross fall(s) exceed 4% (1:25) If any of the above conditions exist for any footpath infrastructure that services the perimeter of the site boundary then please contact the Lead Asset Consultant Streets prior to setting finished floor levels.
- e. Footpath reinstatements associated with works will need to match surrounding materials and pavement composition.
- f. The canopy on the proposed development encroaches on to Melbourne Street a public Road. The canopy is to meet CoA's minimum height requirements.
- g. Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Melbourne Street. Council cannot approve discharge of stormwater on private property.
- h. Council supports and prefers the installation of underground stormwater property connections to council stormwater infrastructure, where suitable council infrastructure is available within the road. The City of Adelaide has a 450mm diameter stormwater pipe on the south side of Melbourne Street which would be the ideal connection location. Please note that it the property owner's responsibility to verify the location of services within the public realm to ensure any proposed stormwater property connections can be constructed.
- i. The levels of any proposed grated inlet pits or stormwater openings within the building must be designed with an adequate freeboard to the 1% AEP flood level assumed to be top of kerb level adjacent to the stormwater discharge point in Melbourne Street.
- j. Council's stormwater management systems (minor and major rainfall events) have been designed to manage gravitational flows only. Any proposed siphonic roof drainage systems must be designed to attenuate discharge flows to Council's stormwater management systems to equivalent gravitational flows.
- k. Any collected seepage water from a basement groundwater collection system must be either discharged to sewer or a proposed building recycled water system. Collected untreated groundwater seepage must not be discharged to the property stormwater system.
- l. Property boundary levels of the proposed basement carpark driveway ramp in Colley Street must provide an adequate freeboard to the 1% AEP flood level, assumed to be equivalent to 100mm above spoon drain invert adjacent to the driveway ramp in Colley Street, to ensure adequate flooding protection to the basement.
- m. Any collected irrigation seepage water from landscape areas, green walls, planter boxes or rooftop gardens must be either discharged to sewer or an irrigation recycled water reuse system. Collected seepage water should not be discharged to the building stormwater system. "Seepage" water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- n. All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting SCAP Minutes – 30 May 2019 Page 5 of 7 (including associated infrastructure such as cabling etc.) shall meet Council's requirements and all costs borne directly by the developer.
- o. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Council's requirements. The works shall be carried out to meet Council's requirements and all costs borne directly by the developer. 3
- p. Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard – AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance. In addition, provide relevant lighting calculation grid detailing property boundary lines for Council's review and records.
- q. If new canopies are to be constructed as part of these works, then lighting shall meet CoA's under veranda/awning lighting requirements.
- r. Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works

NOTIFICATION FORM 020/A097/18 V2

- s. All assets to be handed over to CoA to own and maintain shall be constructed to Council's requirements and applicable legislative standards and requirements. All equipment gifted.
- t. Any temporary removal or relocations of these urban element's assets shall meet Council's requirements shall be carried out to meet Council's requirements and all costs borne directly by the developer. Final location of equipment will be determined by CoA considering existing site constraints etc.
- u. Any traffic control devices shall comply with AS1742.
- v. It is recommended that communications with the Public Transport Division of DPTI and Council's On-Street Parking team be maintained for future required parking changes on Melbourne Street.

CONDITIONS OF BUILDING RULES CONSENT

2 conditions have been imposed by Private Certifier KATNICH DODD BUILDING SURVEYORS. (Ref: PC61179.2)

PREScribed INFORMATION

11/20 Greenhill Rd Wayville SA 5034
PO Box 109 Goodwood SA 5034
T 08 8273 0888
E admin@katnichdodd.com.au
W www.katnichdodd.com.au
ABN 676 374 522 63



Building Certifiers
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Dependable

PC61179.2

DECISION NOTIFICATION FORM

Development No: 020/A007/18 V2	Dated:	Registered On:
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To:	CITIFY PTY LTD PO BOX 576 WELLAND SA 5007
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LOCATION OF PROPOSED DEVELOPMENT			
House	69-71	Lot No:	Street: MELBOURNE STREET
Section	Volume:	Folio:	Suburb: NORTH ADELAIDE
			Hundred:

NATURE OF PROPOSED DEVELOPMENT
DEMOLITION OF AN EXISTING BUILDING AND CONSTRUCTION OF A MULTI-STOREY MIXED-USE BUILDING (GROUND PLUS 6 LEVELS ABOVE GROUND), COMPRISING RETAIL AND RESIDENTIAL USES AND ASSOCIATED BASEMENT CAR PARK.

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	----	----	----	----
Land Division	----	----	----	----
Land Division (strata)	----	----	----	----
Building Rules Consent	26/11/20	2	----	----
Public Space	N/A	----	----	----
Other	N/A	----	----	----
DEVELOPMENT APPROVAL	---	---	---	---

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions 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 land until you have also received notification of a Development Approval.

Signed:	(V) Private Certifier
Date: 26 November, 2020	() Sheets Attached

PREScribed INFORMATION



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PC61179.2

DEVELOPMENT ACT, 1993 SECTION 42 BUILDING RULES CONSENT

BUILDING WORK:	DEMOLITION OF AN EXISTING BUILDING AND CONSTRUCTION OF A MULTI-STOREY MIXED-USE BUILDING (GROUND PLUS 6 LEVELS ABOVE GROUND), COMPRISING RETAIL AND RESIDENTIAL USES AND ASSOCIATED BASEMENT CAR PARK.
SITE ADDRESS:	69-71 MELBOURNE STREET NORTH ADELAIDE
APPLICANT:	CITIFY PTY LTD
OWNER:	BOTTEN & BOWSER PTY LTD
CLASSIFICATION:	2, 5/6 & 7a
RISE IN STOREYS:	7
TYPE OF CONSTRUCTION:	A
DEVELOPMENT APPLN:	020/A097/18 V2

CONDITION

1..All parcels of land contained in the particular Certificates of Title on which this development is proposed, shall be consolidated to form one allotment as defined for the purposes of the Development Act, 1993.

- A copy of the deposited plan of land consolidation together with a copy of the new Certificate of Title shall be forwarded to the Council when the consolidation is complete.

BCA-Part C

2..A certificate from an independent structural engineer confirming the installed piles achieve the design load capacities as required by the PT Design calculations shall be submitted to and approved by the design engineer at the completion of the installation.

BCA-B1

Notes:

This consent does not include the tenancy fitouts which shall be the subject of a separate application if required.

The Certificate from Triaxial Pty Ltd (Job No. TX14475.24 dated 8/06/2020) certifying that the materials and form of construction will comply with the provisions of Building Code of Australia Part B1 has been accepted and relied upon pursuant to Regulations 85 & 88.

The proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards.

The certified drawings/ documents will be issued by the Council with the notification of development approval.

The drawings are stamped "Not for Construction". Future changes may require separate approval.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

The *Fire Hazard Properties* of wall, floor and ceiling linings, and air-handling ductwork shall comply with Clause C1.10 of the BCA.

PREScribed INFORMATION

Fire precautions must be taken during construction in accordance with BCA-E1.9. The builder must also ensure, once the method of construction has been determined, that the design of the building/structure adequately accommodates the anticipated *construction activity actions*.

The BCA does not contain deemed-to-satisfy provisions for demolition works.
The applicant should liaise separately with the relevant authority and the SafeWork SA business unit of DPTI.

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 building 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.

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS - FORM 2: The 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 *Statement of Compliance* shall be completed by the builder and passed on, together with the completed Form(s) 2, to council or 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. Katnich Dodd will, before granting a certificate of occupancy, require:

- 1 evidence that all conditions of consent have been satisfied
- 2 a *Statement of Compliance Part A* 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, and also **Part B** which must be signed by the owner of the relevant land, or by someone acting on his or her behalf;
- 3 a certificate of compliance for each essential safety provision, in the appropriate Form 2 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 (refer attached pro-forma);
- 4 where a building is required by the Building Rules to be equipped with a booster assembly for use by fire fighters; or to have installed a fire alarm that transmits a signal to a fire station; and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, the "wet" and/or "dry" report(s) from the SA Fire Services as to whether those facilities have been installed and operate satisfactorily.

PLEASE ENSURE THAT THESE FORMS ARE PASSED ON TO THE OWNER & BUILDER.

The certificate of occupancy will prescribe the following maximum number of occupants

STOREY	PORTION	CLASSIFICATION	MAX OCCUPANCY
Basement	Whole	7a	-
Ground	Carpark	7a	-
	G01 Tenancy	5/6	10
	G02 Tenancy	5/6	10
First -Sixth	Whole	2	27 SOU

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land

PREScribed INFORMATION

or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60

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 location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to site-works commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS 3500.3 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

Building work adjacent to a property boundary and/or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owner should be aware that it is not practicable to prevent large relative movements occurring between the existing building and the proposed addition due to foundation soil movements on this site. Such movements can only be masked from view.

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

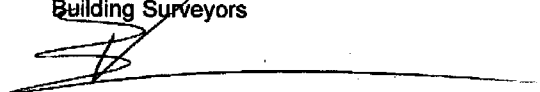
Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with AS3740-2010 and BCA Clauses SA F1.7 and BCA F1.7 & Table F1.7

All glazing shall be glazed in accordance with AS1288- 2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower. The applicant is advised that **schools, early childhood centres, aged care buildings, and nursing homes** have specific requirements with regards to the provision of Grade A safety glass as per AS1288- 2006 Section 5.10.

IMPORTANT: This report does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines) or the regulations thereunder (including Regulations prescribed for purposes of Section 86), the Work Health & Safety Act 2012, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 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.

Katnich Dodd
Building Surveyors


.....
Vic Barone 26 November, 2020
Certificate of Registration as Accredited Professional No. APB20190014

PREScribed INFORMATION



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PC61179.2

ALTERNATIVE SOLUTION ASSESSMENT OF BUILDING CODE OF AUSTRALIA PERFORMANCE REQUIREMENT

BUILDING WORK: DEMOLITION OF AN EXISTING BUILDING AND CONSTRUCTION OF A MULTI-STOREY MIXED-USE BUILDING (GROUND PLUS 6 LEVELS ABOVE GROUND), COMPRISING RETAIL AND RESIDENTIAL USES AND ASSOCIATED BASEMENT CAR PARK.

SITE ADDRESS: 69-71 MELBOURNE STREET NORTH ADELAIDE

APPLICANT: CITIFY PTY LTD

OWNER: BOTTEN & BOWSER PTY LTD

CLASSIFICATION: 2, 5/6 & 7a

RISE IN STOREYS: 7

TYPE OF CONSTRUCTION: A

DEVELOPMENT APPLN: 020/A097/18 V2

Performance requirement	Deemed to satisfy	Alternative solution
CP1 & CP2	BCA-Spec C1.1 – Type A	To permit a reduction in the ground floor FRL from 180 down to 120min
CP2 & CP8	BCA-C3.2	To permit operable portions of windows within 3m to be protected by either wall wetting sprinklers or attenuation screens
EP1.3	BCA-E1.3	To permit a shortfall in the unassisted fire hydrant flows as required under AS2419

ASSESSMENT METHOD (Refer BCA Introduction.)



Comparison with Deemed-to Satisfy Provisions

Where Alternative Solutions are used, comparison with the relevant Deemed-to Satisfy Provisions to determine that they at least perform in an equivalent manner.



The opinions of suitably qualified and experienced technical experts

SUPPORTING DOCUMENTATION

- South Australian Fire Services Fire Safety Department "Fire Service Comment & Report" 11892/77998 dated 27 July 2020
- Lucid Fire Engineering Report LCD15679-007 Rev 2 dated 22/6/2020

REASONING

The expert opinion of the South Australian Fire Services Fire Safety Department has been accepted and relied upon.

Katnich Dodd
Building Surveyors

Vic Barone 26 November, 2020
Certificate of Registration as Accredited Professional No. APB20190014

PREScribed INFORMATION

OFFICIAL

DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name: Citify Group C/- Alexander Symonds Pty Ltd
Postal address: PO Box 1000 Kent Town 5071 South Australia
Email: planning@alexander.com.au

IN REGARD TO:

Development application no.: 020/C022/19	Lodged on: 28 June 2019
Nature of proposed development: Land Division - Secondary Commercial Strata Division 1 into 2	

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.	Street no. 69 - 71	Level	Lot no. Lot 92
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 449

Unit no.	Street no. 69 - 71	Level	Lot no. Lot 94
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 200

DECISION:

Decision type	Decision	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning consent	Granted	12 August 2022	1	-	State Planning Commission
Land division consent	Granted	12 August 2022	2	-	State Planning Commission
Development approval	Granted	12 August 2022	3	-	State Planning Commission

FROM THE RELEVANT AUTHORITY: State Planning Commission
Date: 12 August 2022

PREScribed INFORMATION

OFFICIAL

CONDITIONS OF PLANNING CONSENT:

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission to the reasonable satisfaction of the SPC, except where varied by conditions below (if any).

CONDITIONS OF LAND DIVISION CONSENT:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0087638).
2. Payment of \$7,253.00 into the Planning and Development Fund (1 allotment/s @\$7,253.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide SA 5001 or in person at Planning Services, 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:

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the below.
4. An approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
5. The applicant is also advised that any act or work authorised or required by Development Approval must be completed within 3 years of the date of the Decision, unless this period is extended by the SPC.
6. 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.
7. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

PREScribed INFORMATION

OFFICIAL

DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name: C&A Group C/- Alexander Symonds Pty Ltd
Postal address: PO Box 1000 Kent Town 5071 South Australia
Email: planning@alexander.com.au

IN REGARD TO:

Development application no.: 020/C023/19	Lodged on: 28 June 2019
Nature of proposed development: Land Division - Secondary Commercial Strata Division 1 into 2	

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.	Street no. 68 - 71	Level	Lot no. Lot 92
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 449

Unit no.	Street no. 68 - 71	Level	Lot no. Lot 94
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 200

DECISION:

Decision type	Decision	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning consent	Granted	12 August 2022	1	-	State Planning Commission
Land division consent	Granted	12 August 2022	3	-	State Planning Commission
Development approval	Granted	12 August 2022	4	-	State Planning Commission

FROM THE RELEVANT AUTHORITY: State Planning Commission
Date: 12 August 2022

PREScribed INFORMATION

OFFICIAL

CONDITIONS OF PLANNING CONSENT:

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission to the reasonable satisfaction of the SPC, except where varied by conditions below (if any).

CONDITIONS OF LAND DIVISION CONSENT:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0087638).
2. Payment of \$7,253.00 into the Planning and Development Fund (1 allotment/s @\$7,253.00 /allotment). Payment may be made by credit card via the internet at www.adelaide.sa.gov.au or by phone (7109 7040), by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide SA 5001 or in person at Planning Services, 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:

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the below.
4. An approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
5. The applicant is also advised that any act or work authorised or required by Development Approval must be completed within 3 years of the date of the Decision, unless this period is extended by the SPC.
6. 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.
7. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

PREScribed INFORMATION

OFFICIAL

DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name: Clifty Group C/- Alexander Symonds Pty Ltd
Postal address: PO Box 1000 Kent Town 5071 South Australia
Email: planning@alexander.com.au

IN REGARD TO:

Development application no.: 020/C024/19	Lodged on: 28 June 2019
Nature of proposed development: Land Division - Secondary Residential Strata Division 1 into 37	

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.	Street no. 69 - 71	Level	Lot no. Lot 92
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 449

Unit no.	Street no. 69 - 71	Level	Lot no. Lot 94
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 200

DECISION:

Decision type	Decision	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning consent	Granted	12 August 2022	1	-	State Planning Commission
Land division consent	Granted	12 August 2022	3	-	State Planning Commission
Development approval	Granted	12 August 2022	4	-	State Planning Commission

FROM THE RELEVANT AUTHORITY: State Planning Commission
Date: 12 August 2022

PREScribed INFORMATION

OFFICIAL

CONDITIONS OF PLANNING CONSENT:

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission to the reasonable satisfaction of the SPC, except where varied by conditions below (if any).

CONDITIONS OF LAND DIVISION CONSENT:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0087637).
2. Payment of \$268,361.00 into the Planning and Development Fund (37 allotment/s @\$7,253.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide SA 5001 or in person at Planning Services, 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:

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the below.
4. An approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
5. The applicant is also advised that any act or work authorised or required by Development Approval must be completed within 3 years of the date of the Decision, unless this period is extended by the SPC.
6. 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.
7. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

PRESCRIBED INFORMATION

Attachment - Change of Use

42639 - Change the use to a dance studio.

489000 - C/use to photo studio with sales area.

DA/549/1999 - Erect a flat wall sign and authorise use as a photographic studio.

DA/933/2003 – Change the use from photo studio to day spa and wellness centre plus associated building alterations and signage.

ADVICE ONLY

The above application(s) confirm Council holds information that indicates that changes in the use of the land have taken place on the site.

PREScribed INFORMATION

Data Extract for Section 7 search purposes

Valuation ID 0222880648

Data Extract Date: 30/07/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: C42857 FL603

Certificate Title: CT6277/302

Property Address: UNIT 603 L 69 MELBOURNE ST NORTH ADELAIDE SA 5006

Zones

City Main Street (CMS)

Subzones

City High Street (CiHS)

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 153.5 metres AHD)

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.

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.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

PRESCRIBED INFORMATION

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.

Is the land situated in a State Heritage Place/Area

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 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/>

PRESCRIBED INFORMATION

Associated Development Authorisation Information

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

Yes – refer to attached Decision Notification Form

Land Management Agreement (LMA)

No

PREScribed INFORMATION



DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Citify Group
Postal address: 117 Prospect Road PROSPECT SA 5082
Email: gemma@citifygroup.com.au

IN REGARD TO:

Development application no.: 21021928	Lodged on: 10 Aug 2021
Nature of proposed development: Variation to DA 020/A097/18 - Create an additional floor comprised of 6 dwellings, increase height from 7 storeys to 8 storeys, changes to windows, increase in garage door width, changes to street canopy and brick balustrade on northern elevation	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 69-71 MELBOURNE ST NORTH ADELAIDE SA 5006		
Title ref.: CT 5301/200	Plan Parcel: F162342 AL94	Council: ADELAIDE CITY COUNCIL

Location reference: 69-71 MELBOURNE ST NORTH ADELAIDE SA 5006		
Title ref.: CT 5301/449	Plan Parcel: F162340 AL92	Council: ADELAIDE CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	29 Oct 2021	2	0	State Planning Commission
Building Consent	Granted	28 Jan 2022	0	0	Vittorio Barone - Katnich Dodd Pty Ltd - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	8 Feb 2022	2	0	City of Adelaide

FROM THE RELEVANT AUTHORITY: Vittorio Barone - Katnich Dodd Pty Ltd - Building Level 1
Date: 19 Aug 2022

MINOR VARIATION TO PREVIOUS AUTHORISATION

Consent affected	Description of minor variation	Date minor variation endorsed*	Entity responsible for decision
------------------	--------------------------------	--------------------------------	---------------------------------

This form constitutes the form of a decision notification under section 126(1) of the Planning, Development and Infrastructure Act 2016, as determined by the Minister for Planning for the Purposes of regulation 57(1) of the Planning, Development and Infrastructure (General) Regulations 2017. Published: 7 July 2022.



Government of South Australia
Department for Trade
and Investment

PRESCRIBED INFORMATION

Planning Consent; Building Consent; Development Approval For: Planning Consent Building Consent	Minor Variation to DA 21021928 - alterations to apartment 701 including removal of spa and associated fencing and relocation of vergola	19 Aug 2022	State Planning Commission; Katnich Dodd Pty Ltd; City of Adelaide
Planning Consent	Minor variation to development application 21021928		State Planning Commission

** Date minor variation endorsed does not affect operative date of original consent.*

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent / Development Approval shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Conditions imposed by Minister responsible for the administration of the South Australian Housing Trust Act 1995 under Section 122 of the Act

Condition 2

A minimum of 15% of all dwellings must be developed as 'affordable housing' in line with the executed Affordable Housing Land Management Agreement AG 1313296 dated 28 November 2019.

Building Consent

None

ADVISORY NOTES

Planning Consent

Advisory Note 1

All previous plans, documentation, technical reports, conditions and advisory notes previously granted Development Plan Consent for application DA 020/A097/18 are still applicable except where varied by this Development Application and the conditions and advisory notes appended to this decision.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 3

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 4

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. 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. The applicant is asked to contact the ERD Court if wishing to appeal. The ERC Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Building Consent

This consent shall be read in conjunction with the base building approval issued under DA 020/A097/18 and PC61179

This consent does not include the tenancy fitouts which shall be the subject of a separate application if required.

PREScribed INFORMATION

The Certificate from Triaxial Pty Ltd (Job No. TX14475.24 dated 8/06/2020 & Job No. TX14475.24 Rev B dated 25/01/2022) certifying that the materials and form of construction will comply with the provisions of Building Code of Australia Part B1 has been accepted and relied upon pursuant to Regulations 85 & 88 & Reg 61 of the PDI Regulations.

The proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards.

The certified drawings/ documents will be issued by the Council with the notification of development approval.

The drawings are stamped "Not for Construction". Future changes may require separate approval.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

The *Fire Hazard Properties* of wall, floor and ceiling linings, and air-handling ductwork shall comply with Clause C1.10 of the BCA.

Fire precautions must be taken during construction in accordance with BCA-E1.9. The builder must also ensure, once the method of construction has been determined, that the design of the building/structure adequately accommodates the anticipated *construction activity actions*.

The BCA does not contain deemed-to-satisfy provisions for demolition works.

The applicant should liaise separately with the relevant authority and the SafeWork SA business unit of DPTI.

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 building 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.

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS - FORM 2: The 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 *Statement of Compliance* shall be completed by the builder and passed on, together with the completed Form(s) 2, to council or 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. Katnich Dodd will, before granting a certificate of occupancy, require:

1. evidence that all conditions of consent have been satisfied
2. a *Statement of Compliance Part A* 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, and also *Part B* which must be signed by the owner of the relevant land, or by someone acting on his or her behalf;
3. a certificate of compliance for each essential safety provision, in the appropriate Form 2 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 (refer attached pro-forma);
4. where a building is required by the Building Rules to be equipped with a booster assembly for use by fire fighters; or to have installed a fire alarm that transmits a signal to a fire station; and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, the "wet" and/or "dry" report(s) from the SA Fire Services as to whether those facilities have been installed and operate satisfactorily.

PREScribed INFORMATION

PLEASE ENSURE THAT THESE FORMS ARE PASSED ON TO THE OWNER & BUILDER.

The certificate of occupancy will prescribe the following maximum number of occupants

STOREY PORTION CLASSIFICATION MAX OCCUPANCY

Basement Whole 7a --

Ground Carpark 7a --

G01 Tenancy 5/6 10 (STAFF)

G02 Tenancy 5/6 10 (STAFF)

First –Seventh Whole 2 33 SOU

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60

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 location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to site-works commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS 3500.3 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

Building work adjacent to a property boundary and/or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owner should be aware that it is not practicable to prevent large relative movements occurring between the existing building and the proposed addition due to foundation soil movements on this site. Such movements can only be masked from view.

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with AS3740-2010 and BCA Clauses SA F1.7 and BCA F1.7 & Table F1.7

All glazing shall be glazed in accordance with AS1288- 2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower. The applicant is advised that schools, early childhood centres, aged care buildings, and nursing homes have specific requirements with regards to the provision of Grade A safety glass as per AS1288- 2006 Section 5.10.

IMPORTANT: This report does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines) or the regulations thereunder (including Regulations prescribed for purposes of Section 86), the Work Health & Safety Act 2012, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under

PREScribed INFORMATION

those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Katnich Dodd Pty Ltd	Type of consent: Building
Telephone: 8273 0888	Email: admin@katnichdodd.com.au
Postal address: PO Box 109, Goodwood SA 5034	

Name: State Planning Commission	Type of consent: Planning
Telephone: +611800752664	Email: spcapplications@sa.gov.au
Postal address: GPO Box 1815, ADELAIDE SA 5001	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: Yes

Building work Additional Floor

Building Classification	Approved number of occupants
2 - Building containing two or more sole occupancy units	STOREY PORTION CLASSIFICATION MAX OCCUPANCY Basement Whole 7a -- Ground Carpark 7a - G01 Tenancy 5/6 10 G02 Tenancy 5/6 10 First -Seventh Whole 2 33 SOU

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Additional Floor

- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

To submit the requested notifications, log in to the SA planning portal and select Submit mandatory building notifications.

PREScribed INFORMATION

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Additional Floor

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- nil

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Additional Floor

Building classification 2 - Building containing two or more sole occupancy units

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 1 July 2021 and 31 December 2023 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name City of Adelaide

Email planning@cityofadelaide.com.au

Phone 08 82037185

Notifications may also be provided via the SA planning portal.

Community Plan 42857

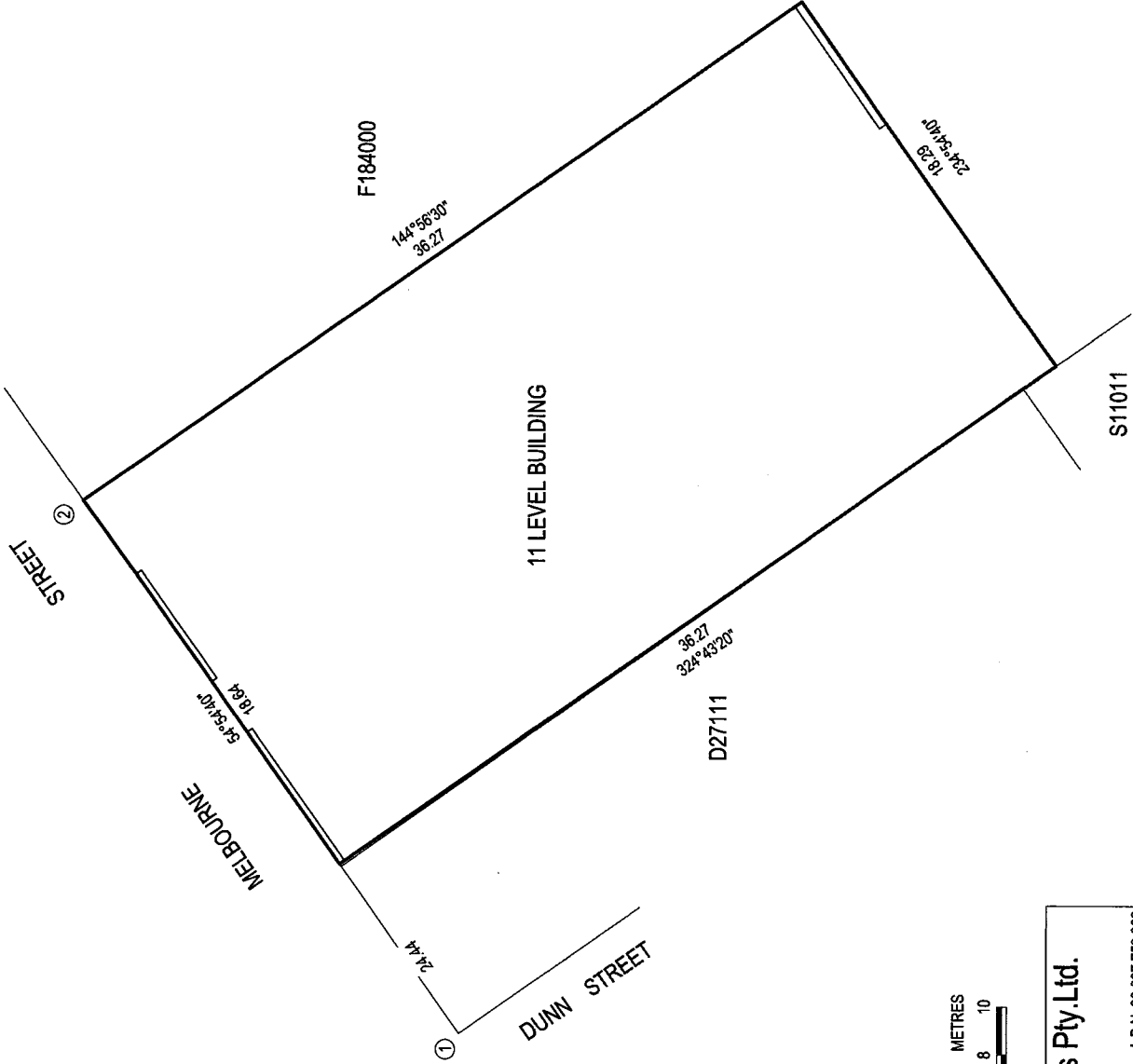
PURPOSE: SECONDARY COMMUNITY STRATA		AREA NAME: NORTH ADELAIDE		APPROVED: 25/10/2022					
MAP REF: 6628/42/A		COUNCIL: THE CORPORATION OF THE CITY OF ADELAIDE		DEPOSITED: 27/10/2022		C42857			
LAST PLAN: C42856		DEVELOPMENT NO: 020/C024/19/001/64735		SHEET 1 OF 14					
AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		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 14th day of October 2022 Mark Antony Peter Williams Licensed Surveyor		114804_text_01_v07_Version_7					
AGENT CODE: ALSY									
REFERENCE: 20A1768LT-COM2(C									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PT CT	5301	200		LOT(S)	2	C	42856	YATALA	
PT CT	5301	449		LOT(S)	2	C	42856	YATALA	
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION	
ANNOTATIONS: PRIMARY PLAN IS C42856 AMENDMENT TO THE LAST PLAN REFERENCE VIDE PR 13909580 PRO RG 03/11/2022									

C42857

SHEET 2 OF 14

114804_pland_1_V06_Version_7

BEARING DATUM:	(1) - (2)	54°54'40"
DERIVATION:	F255078	ADOPTED
DRAWING SCALE FACTOR:	1	
ORIGIN POINT:	(2)	
TOTAL AREA:		674m ²



SITE PLAN



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

A.B.N. 93 007 753 988

MW 26/08/2022

C42857

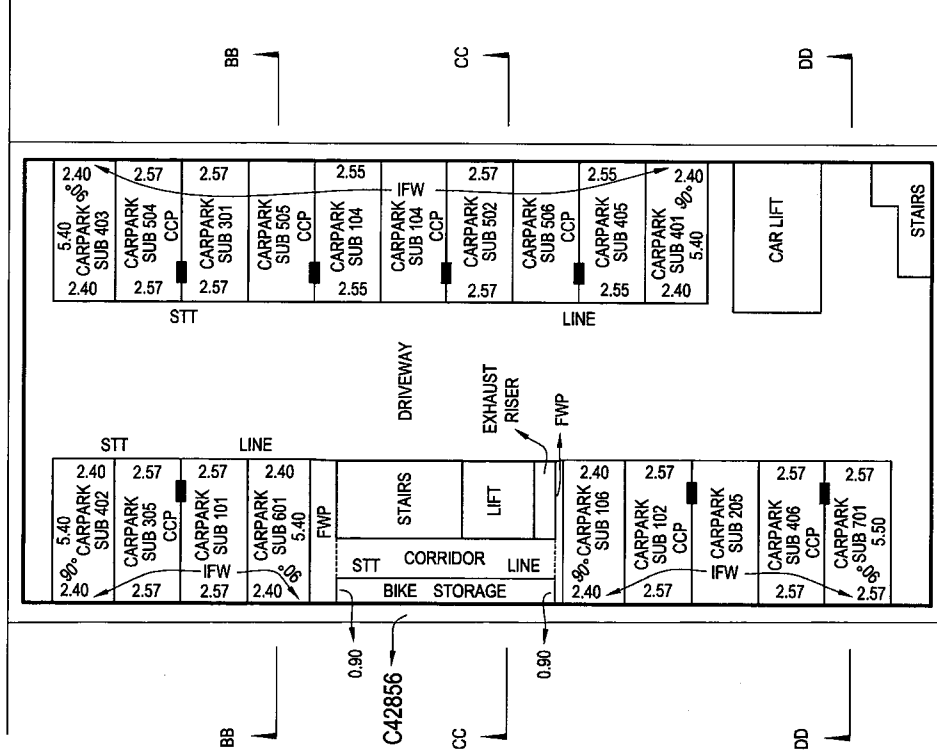
SHEET 3 OF 14

114804_pland_2_V06_Version_7

MELBOURNE STREET

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

LEGEND	
■	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
IFW	INSIDE FACE OF WALL
STT	STRAIGHT



LEVEL 1 - BASEMENT B2 FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A17661.T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

C42857

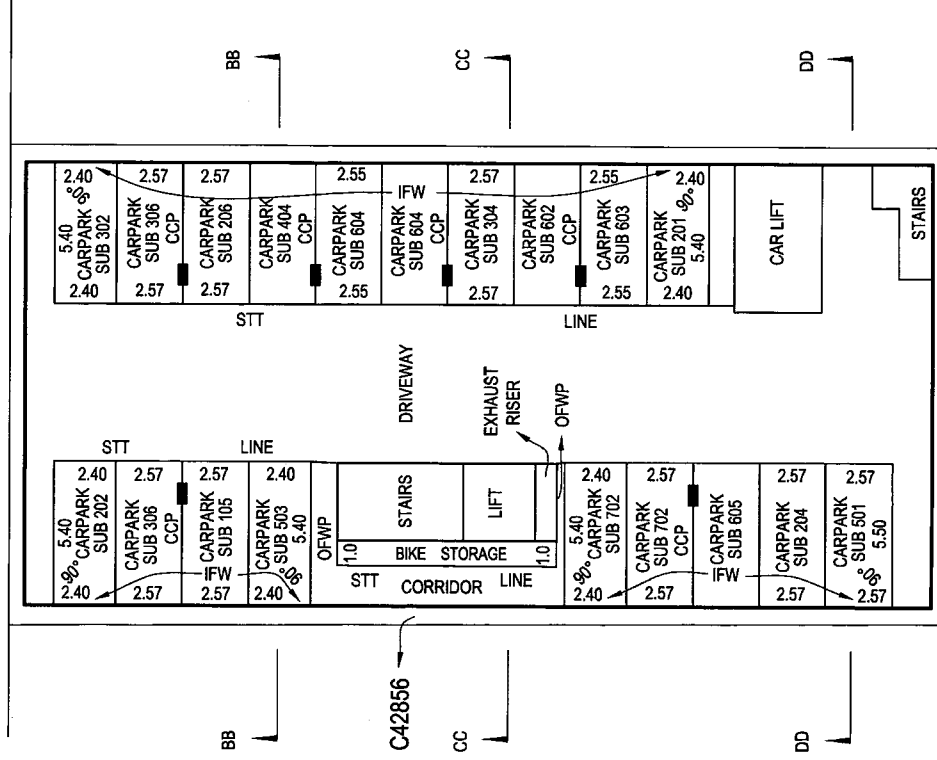
SHEET 4 OF 14

114804_pland_3_V06_Version_7

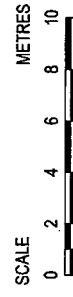
MELBOURNE STREET

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

LEGEND	
■	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
IFW	INSIDE FACE OF WALL
STT	STRAIGHT



LEVEL 2 - BASEMENT B1 FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1766L.T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

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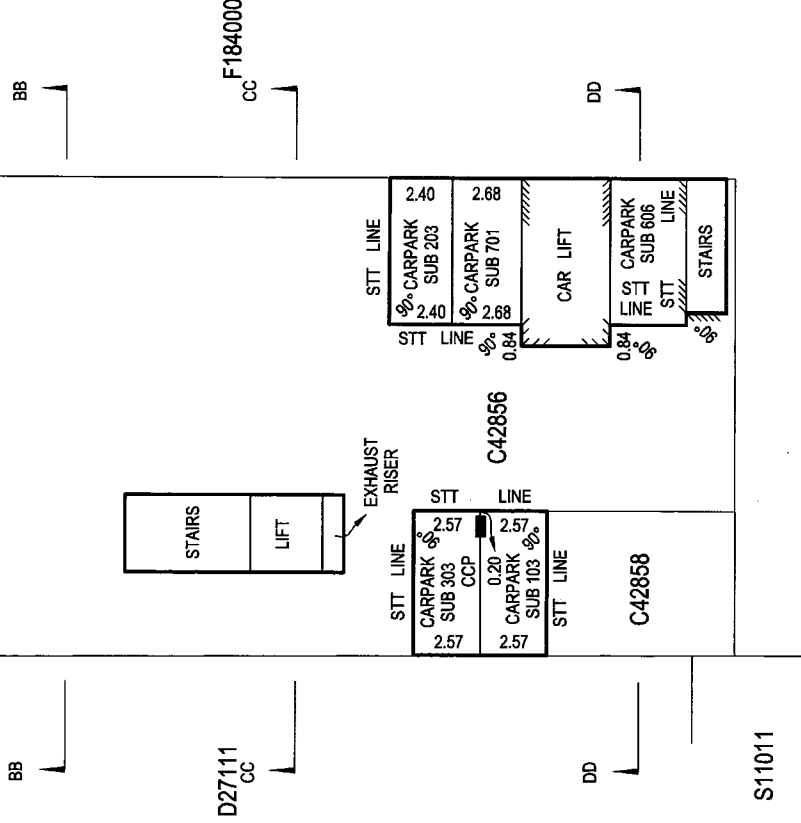
SHEET 5 OF 14

114804_pland_4_V06_Version_7

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

LEGEND	
■	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
IFW	INSIDE FACE OF WALL
STT	STRAIGHT

MELBOURNE STREET



LEVEL 3 - GROUND FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A17661.T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

C42857

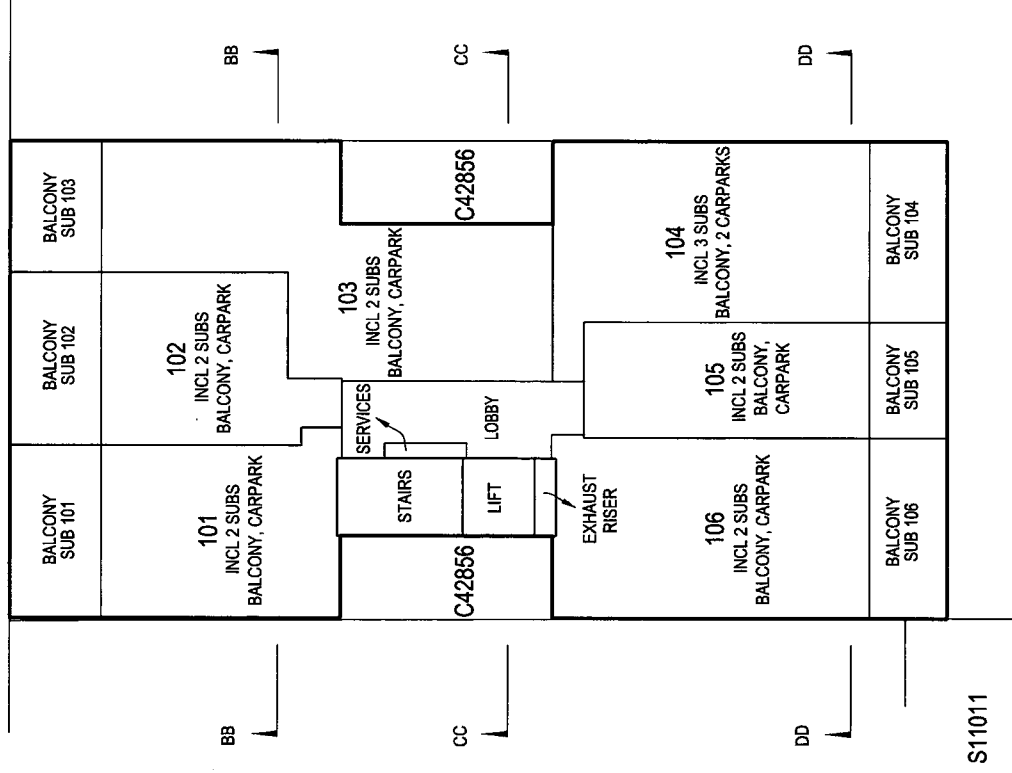
SHEET 6 OF 14

114804_pland_5_V06_Version_7

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.8 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 4 - FIRST FLOOR



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

MW 26/09/2022

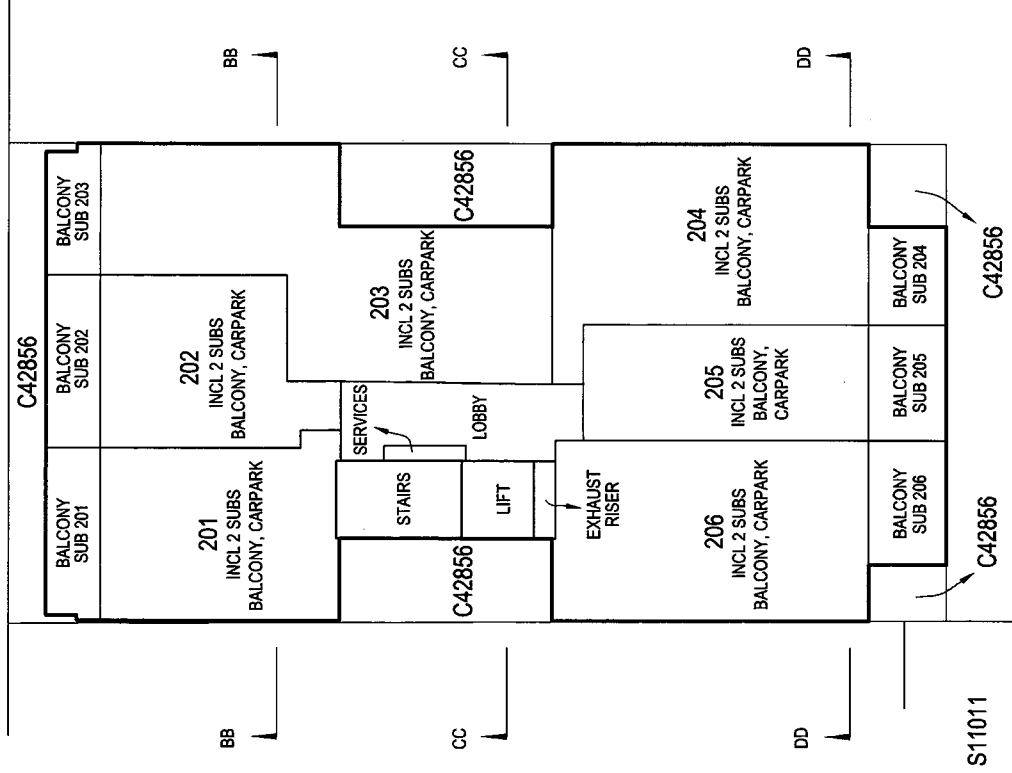
C42857

SHEET 7 OF 14

114804_pland_6_V06_Version_7

THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS BALCONY IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES
SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 5 - SECOND FLOOR



Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1866 A.B.N. 93 007 753 988
REFERENCE 20A1766L-T-COM2(C) SECONDARY RESIDENTIAL
MW 26/09/2022

C42857

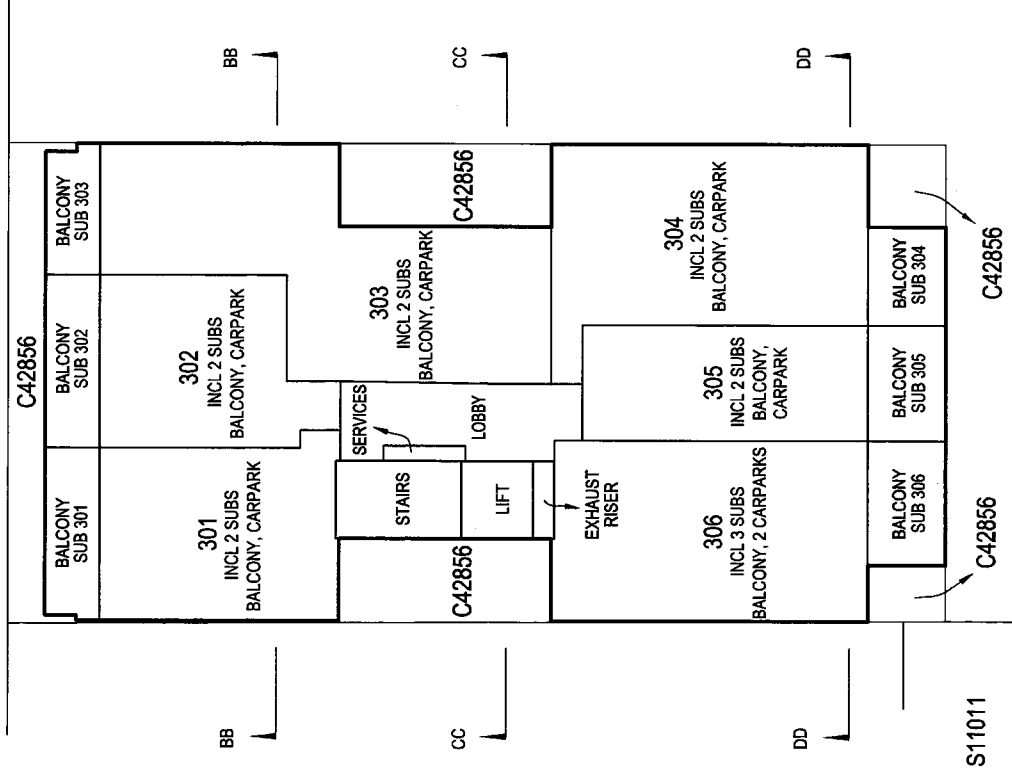
SHEET 8 OF 14

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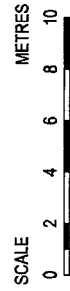
THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.8 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 6 - THIRD FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1766L T-COM2(C) SECONDARY RESIDENTIAL

MW 26/09/2022

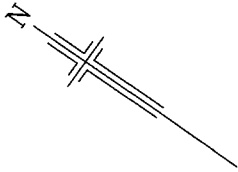
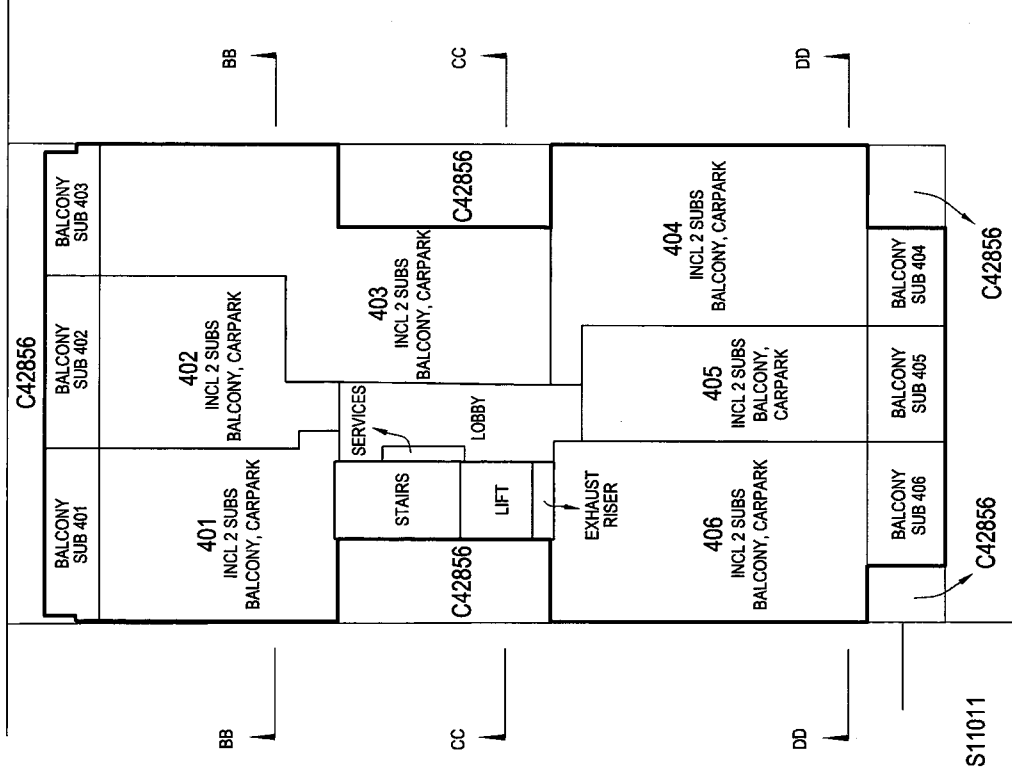
C42857

SHEET 9 OF 14

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THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVER-HANGING STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 7 - FOURTH FLOOR



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1766L T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

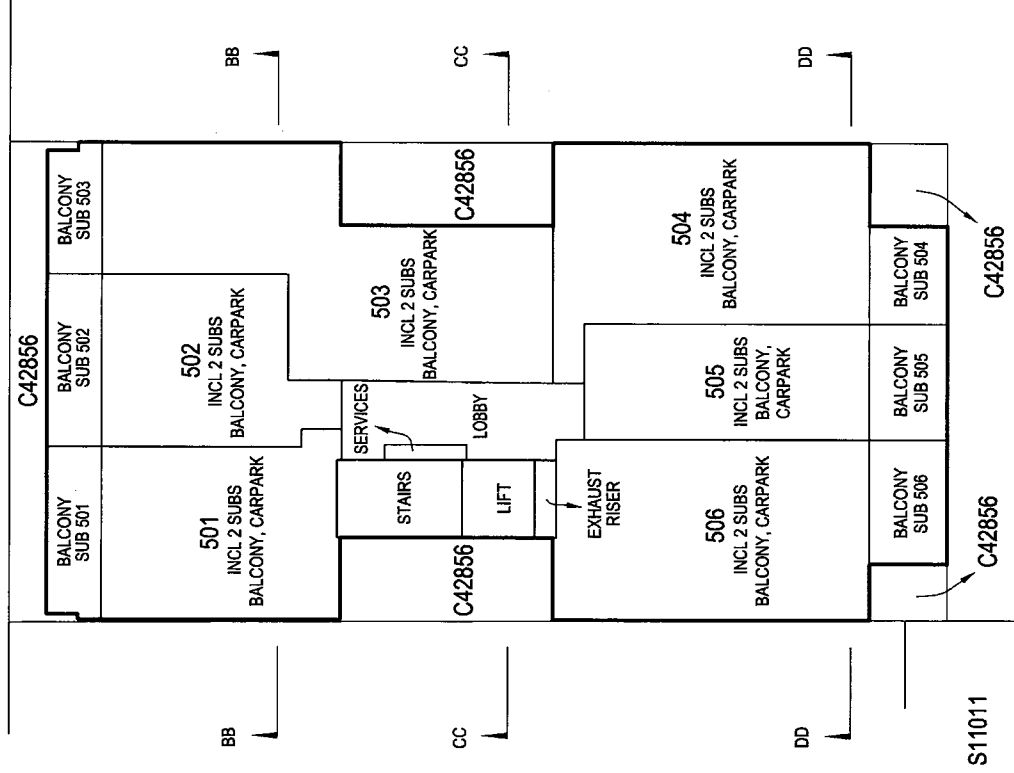
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SHEET 10 OF 14

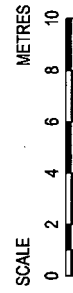
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THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 8 - FIFTH FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A17661 T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

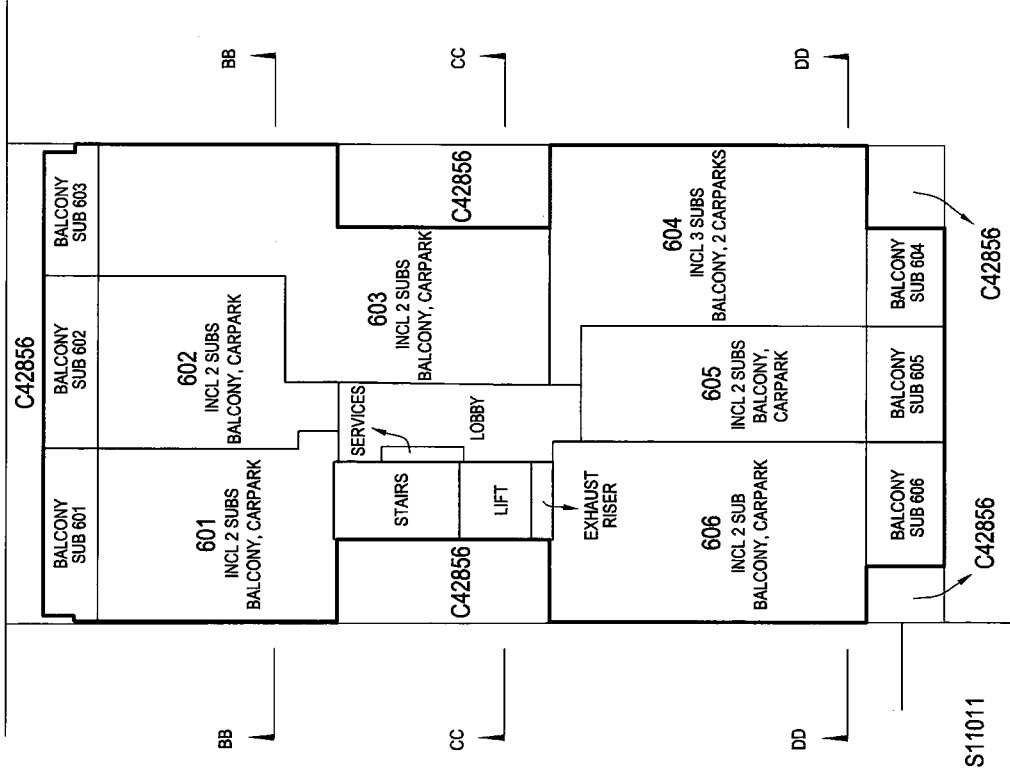
C42857

SHEET 11 OF 14

114804_pland_10_V06_Version_7

THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS BALCONY IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES
SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 9 - SIXTH FLOOR



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1768L T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

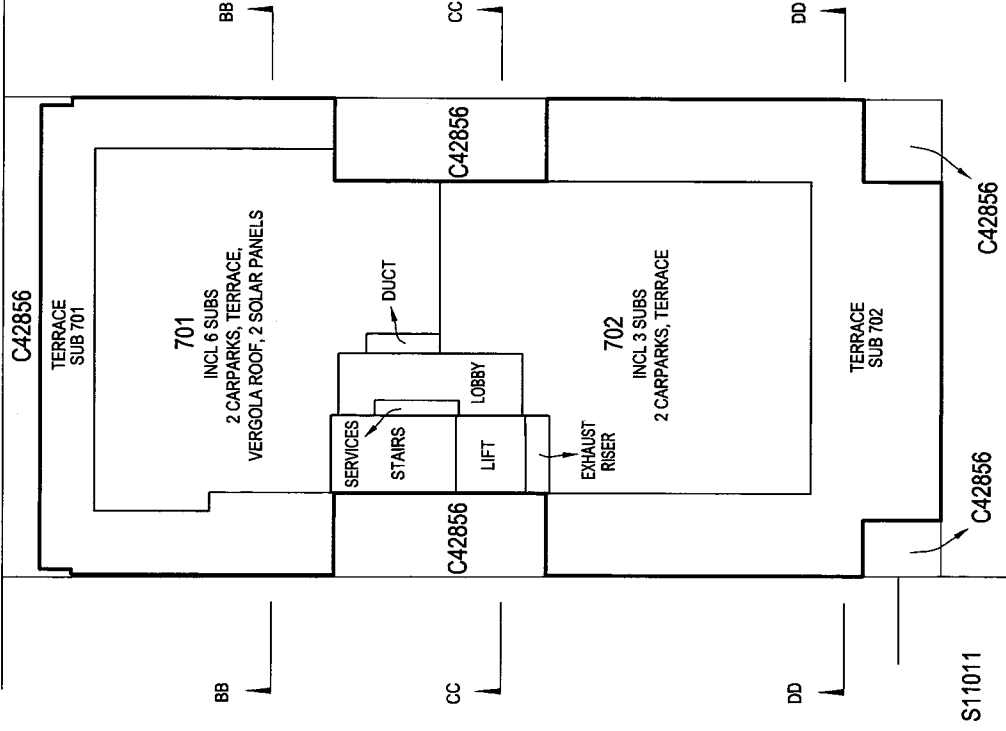
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SHEET 12 OF 14

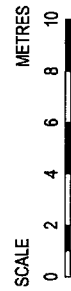
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THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS TERRACE IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.

MELBOURNE STREET



LEVEL 10 - SEVENTH FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A17661-T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

C42857

SHEET 13 OF 14

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MELBOURNE STREET

C42856

SOLAR PANELS
SUB 701

SOLAR PANELS
SUB 701

C45856

VERGOLA ROOF
SUB 701

BB

CC

DD

BB

CC

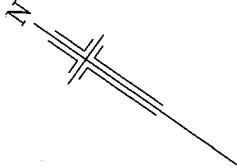
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S11011

THE LOWER AND UPPER LIMITS OF A LOT
SUBSIDIARY SHOWN AS VERGOLA ROOF ARE
UNDERSIDE OF VERGOLA ROOF AND THE UPPER
SURFACE OF VERGOLA ROOF RESPECTIVELY.

THE LOWER AND UPPER SURFACE OF A LOT
SUBSIDIARY SHOWN AS SOLAR PANELS IS THE
UPPER SURFACE OF ROOF AND 2.40 METRES
ABOVE SAME, RESPECTIVELY.

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.



LEVEL 11 - ROOF



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

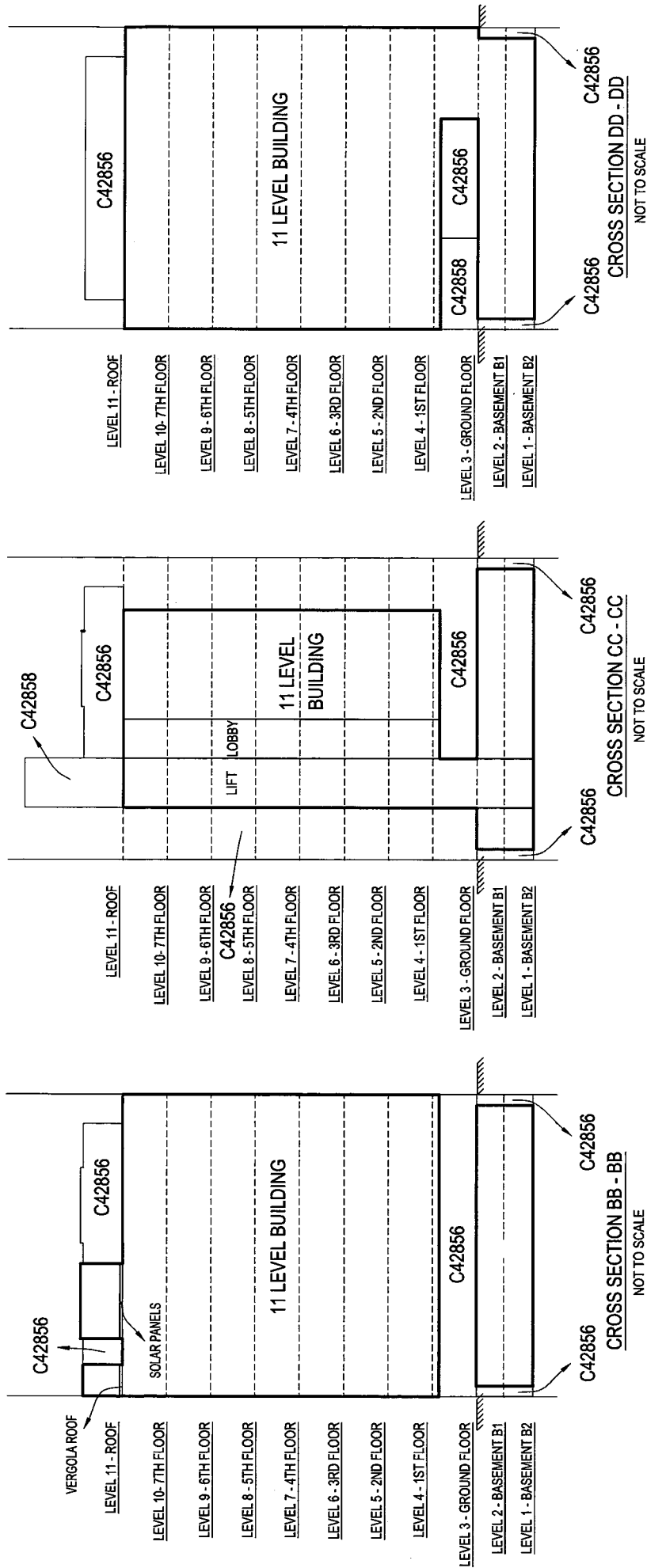
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MW 26/08/2022

C42857

SHEET 14 OF 14

114804_pland_13_V06_Version_7



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1766.1-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42857

SHEET 1 OF 3

ACCEPTED 27.10.2022

Mark Robins
REGISTRAR-GENERAL

DEV. No 020/0024/19

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
101	205	
102	180	
103	255	
104	260	
105	200	
106	250	
201	200	
202	180	
203	255	
204	260	
205	180	
206	260	
301	205	
302	185	
303	255	

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 26th day of September 2022

Mark Robins
Signature of Land Valuer

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
304	260	
305	185	
306	260	
401	205	
402	185	
403	265	
404	260	
405	180	
406	280	
501	245	
502	200	
503	295	
504	290	
505	185	
506	295	

COMMUNITY PLAN NUMBER

C42857

SHEET 2 OF 3

ACCEPTED 27.10.2022

Beagles
REGISTRAR-GENERAL
925

DEV. No 020/2024/19

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 26th day of September 2022

Mark Robins
Signature of Land Valuer

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42857

SHEET 3 OF 3

ACCEPTED 27.10.2022

[Signature]
REGISTRAR-GENERAL
P22

DEV. No 020/CO24/19

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
601	265	
602	185	
603	330	
604	295	
605	190	
606	335	
701	685	
702	795	
AGGREGATE	10000	

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 26th day of September 2022

[Signature]
Signature of Land Valuer

Community Corporation Search



STRATA DATA

Date: 30 July 2026

To: The Form 1 Company

Email: form1@form1.net.au

Property Address: 603/69 Melbourne Street North Adelaide, South Australia 5006

Please find enclosed your **\$66.00 Section Search** for the above mentioned property.

The section search is the initial search documentation that is required to be issued as a part of the sale contract and includes the following;

- 2 years of Minutes
- The previously accepted financial report
- Current policies of insurance
- Particulars of any contribution payable including any arrears
- Particulars of any expenditure that the corporation has incurred, or has resolved to incur, and to which the unit holder of the unit must contribute, or is likely to be required to contribute
- By-Laws (Community Corporations)

Payment of updated financial search is recommended prior to settlement to confirm outstanding amounts, Financial Update searches are at a cost of \$27.50 inclusive of GST.

Please note all searches are emailed to guarantee fast, efficient delivery.

Important Information: This property is part of a 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 Community plan. Please consult the attached By-Laws and resolutions for approvals currently in place.

Kind Regards,

Strata Data

For and on behalf of Community Corporation 42857 Inc.

E: reception@stratadata.com.au

P: 08 8372 2777

BETTER TOGETHER stratadata.com.au

ADELAIDE | 647 Portrush Rd, Glen Osmond SA 5064 PO Box 6 Glenside SA 5064 T 08 8372 2777 F 08 8379 0703 ABN 20 080 960 112

LOT42857U603

STATEMENT PURSUANT TO SECTION 139 (Community Titles Act 1996)

REQUESTED BY: **Name:** The Form 1 Company
 Address: form1@form1.net.au

REGARDING: **Corporation:** Community Corporation 42857 Inc.
 Unit No. & Address: 603/69 Melbourne Street North Adelaide
 Owners: Erica Wong

PART 1 : FINANCIAL DETAILS

1.1 Lot Entitlement

Lot Entitlement = 330

Total of all Entitlements = 10000

1.2 Maintenance Contributions

Last Levy Paid	Amount	Paid To
Admin Fund Levy	\$1,685.96	30/09/2026
Sinking Fund Levy	\$371.25	30/09/2026
Current Levy	Amount	Frequency
Admin Fund Levy	\$1,685.96	Quarterly
Sinking Fund Levy	\$371.25	Quarterly

1.3 Arrears

Levies	Due as at 30/07/2026	Charged but due after 30/07/2026
Amount Due	\$0.00	\$0.00
** (NB: Interest accrues daily at 10 % per annum)		
Advance Payments	\$0.00	



Biller Code: 96503
Ref: 23201195700428576037

1.4 Lot Expenditure by the Strata Corporation

- (a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings
-
- (b) Resolved by the Corporation to incur, to which the unit holder must or is likely to be required to contribute :
Refer minutes of meetings
-

1.5 Assets and Liabilities of the Corporation

- (a) Fund Name : STRATA DATA CLIENTS TRUST ACCOUNT
- (b) Held at : Macquarie Trust Account (BCSA)
- (c) Sum standing to the credit of fund: \$80,409.82 comprising Admin: \$26,457.86 and Sinking: \$53,951.96
- (d) Amount committed to expenses : Refer to minutes of meetings is incurred for : Refer to minutes of meetings
- (e) Amount earmarked for future expenses : Refer to minutes of meetings for the purpose of : Refer to minutes of meetings
- (f) Particulars of other assets. All those defined as common property upon the land :
Refer to minutes of meetings
-

- (g) Amount held in external account : \$0.00
(h) Liabilities (excluding those above as described in 1.2 herein)

Refer to minutes of meetings

Water Payment Method:

PART 2 : INSURANCE

Insurer : CHU

Type of Cover	Sum Insured	Policy Number	Expiry Date
Building	\$28,158,800.00	HU0006093907	11/10/2026
Catastrophe Cover	\$0.00	HU0006093907	11/10/2026
Office Bearers	\$5,000,000.00	HU0006093907	11/10/2026
Public Liability	\$20,000,000.00	HU0006093907	11/10/2026
Lot Owners fixtures and improvements	\$250,000.00	HU0006093907	11/10/2026
Common contents	\$281,588.00	HU0006093907	11/10/2026
Voluntary workers	\$300,000.00	HU0006093907	11/10/2026
Fidelity Guarantee	\$250,000.00	HU0006093907	11/10/2026
Government Audit Costs	\$25,000.00	HU0006093907	11/10/2026

Notes

PART 3 : DOCUMENTS SUPPLIED

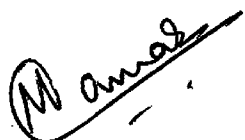
- (a) Minutes of General & Committee Meetings of the Corporation for the last two years
(b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above)
(c) Statement of Accounts of the Corporation last prepared
(d) All current policies of insurance taken out by the Corporation
(e) The Corporation Bylaws

PART 4 : DOCUMENT INSPECTION

The Corporation's records are available for inspection at STRATA DATA, 647 PORTRUSH ROAD GLEN OSMOND SA 5064 on any working day between 10:00am and 4:00pm. Phone 8372 2777 to make an appointment.

Statement Dated 30/07/2026

Signed for and on behalf of Community Corporation 42857 Inc.



Mark Amar

BODY CORPORATE MANAGER

Please Note : Conveyancer's attention is drawn to the following :

The Community Titles Act requires that :

- 1.1 A lot owner immediately notify the Body Corporate of change of ownership of a unit so that s135 "(1) A community corporation must maintain a register of the names of the owners of the community lots which shows the last address known to the corporation of each owner. (2) A corporation must keep a record of the information used to compile the register for the period required by the regulations." Can be complied with.
- 1.2 s114(7) "Payment of a contribution, instalment or interest in enforceable jointly and severally against the owner or owners of the lot and the subsequent owner or owners of the lot.
(8) A contribution, instalment or interest may be recovered as a debt."
(12) An amount paid by a person under this section is not recoverable by the person from the corporation when he or she ceases to be the owner of the lot.
- 1.3 This statement is issued on the basis that any payment by the unit holder by cheque or other instrument will be honored at the first presentation. i.e. : if the cheque bounces, the owners financial details in 1.2/1.3 will be wrong.

The information provided in this certificate confirms any levies raised on our system at the time of issue. Please check with Strata Data to see if any recent meetings have taken place and/or special levies have been agreed to but not yet raised/generated on our system.

ABN 20 080 960 112

Phone: 8372 2777
Email: reception@stratadata.com.au

Minutes of the Annual General Meeting

Corporation *Community Corporation 42857 Inc.*
Address *69 Melbourne Street, North Adelaide*
Meeting Date **17th of February, 2025 commencing at 5:30 PM**
Location **647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person

Lot: 206 Erin Ashlee Cutts
Lot: 302 Hung Minh Nguyen Do
Lot: 401 Katherine Lynne Hare
Lot: 403 Margot Lesley Le Page
Lot: 404 Bernadette Irene Brennan, Glenn Currie
Lot: 405 Bradley Rae Errington
Lot: 501 Rosalie Sarah Glover
Lot: 503 Catherine Anne Mallett
Lot: 606 Terence John May
Lot: 702 Margaret Banks - Wickersham Investments PTY LTD

Apologies

Nil

Present by Proxy

Lot: 105 Ellen Northcott, Michael Northcott by proxy to Strata Data
Lot: 205 Alison Clare Liddicoat by proxy to Lot: 503 Catherine Anne Mallett
Lot: 305 Jemma Eloise Taylor by proxy to Lot: 401 Katherine Lynne Hare
Lot: 306 Mark Geoffrey Ramm by proxy to Alexandra Ramm
Lot: 402 Ruby Madelaine St John Robb Genborg by proxy to Lot: 401 Katherine Lynne Hare
Lot: 502 Nicole Elizabeth Peterson by proxy to Strata Data
Lot: 504 Stella Kondylas by proxy to Manoli Kondylas

In attendance

Mark Amar representing Strata Data
Alexandra Ramm representing Lot 306
Manoli Kondylas representing Lot 504

Quorum

The Body Corporate Manager advised that the Corporation had currently 5 un-financial lots with the payments due 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 5:40 pm.

Chairperson

It was resolved "that Mark Amar of Strata Data assist the Presiding Officer by chairing the meeting."
Carried Unanimously

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 1st July 2024 and 19th feb 2024 be accepted as a true and correct record of that meeting." *Carried Unanimously*

Financial Report

It was resolved "that the statement of income and expenditure for the period Friday 24 November 2023 to Saturday 23 November 2024 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Public Officer

What are the responsibilities of the public officer? A public officer is the Company's representative to the Australian Tax Office and is responsible for the Company's obligations under the Income Tax Assessment Act 1936. They must be able to establish their identity and be available when contacted by the ATO regarding the company's tax obligations.

It was further resolved that Mr Paul Smith of the Strata Data Group be empowered to act as the Public Officer as defined under the Income Tax Assessment Act 1936 on behalf of the corporation.

Financial Statement Audit

"That the financial statement, as distributed with the meeting agenda, be audited as required by section 138 of the Community Titles Act." *Motion failed Unanimously*

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website: <https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of insurance. It is suggested that the Corporation arrange for an insurance valuation of the common areas to avoid a claim not being fully met due to the Corporation being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

It was noted that the insurance policy is held by the Primary Corporation and since the Presiding officer of this Secondary Corporation CC 42857 is also the Presiding Officer for the Primary Corporation CC 42856, this decision is to be arranged by Strata Data as below:

The Body Corporate resolved to have an insurance valuation and instructed Strata Data to endorse the insurance policy at the valued amount or the existing level of sum insured, whichever is greater.

Valuation

The contractor - Body Corporate Valuations - is to attend to the site to review the Car Lift and other machinery and is to provide breakdown of the machinery valuation and the Corporation is to endorse the machinery breakdown as per the valuation provided.

It was resolved "that the sums insured be:

Building Insurance	As per Valuation
Common Area Insurance	1% of the building sum insured
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$250,000.00
Catastrophe Insurance	<i>Not Insured</i>
Flood Cover	Included
Fidelity Guarantee	\$100,000.00
Excess	Refer below pasted
Renewal Date for these sums is	11/10/2025

Flood Cover

The policy currently includes flood cover.

Excesses

Policy 1 - Insured Property

Standard: \$ 2,000

Unoccupancy: \$2,000

Policy 6 - Machinery Breakdown

Standard: \$ 1,000

Policy 8 - Government Audit Costs and Legal Expenses

Legal Defence Expenses: \$ 1,000

Excess may be subject to change at next renewal.

Instructions for Insurance by CC 42857 : The Secondary Corporation 42857 instructs the Presiding Officer of CC 42857 to take instructions as above. It was noted that the PO of CC 42857 is the same as PO of CC 42856 and hence Strata Data will proceed with these instructions for insurance.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer." *Carried Unanimously*

Contents and Landlords Insurance

The corporation's insurance policy does not cover an owner's contents (such as carpets, curtains and light fittings) or legal liability within their unit. Owners must take out their own insurance to cover these risks.

If you are in a Strata or Community Strata property and require a contents or landlord insurance policy you can obtain a quote or take cover with CHU by visiting our website or call the Strata Data insurance team on (08) 8372 2777 for guidance.

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non Approved Contractors

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Works Fee

The repair and maintenance of the common property is one of the most important functions of the Body Corporate. As Managers we take this aspect very seriously and take great pride in working with owners and committees to achieve their goals of not only having safe common spaces, but also creating a place that people love and that maximises the value of the property.

The Works fee covers our cost of arranging a quotation (where the works are significant), issuing the work order, paying the invoice and assisting if there is an issue with the completed works.

The Works Fee, is a flat fee of \$50 on invoices above \$1,000 or a reduced fee of 5% on invoices below \$1,000 (e.g. \$150 invoice is \$7.50 fee).

Maintenance Requirements

Scheduled Cleaning of Gutters and Down Pipes

Strata Data was requested to arrange for cleaning of gutters and downpipes, once per year in April 2025 by the contractor "Maintenance Matters". Strata Data is to provide access details to the corporation and the roof to the contractor The Presiding Officer is to be contacted prior to the gutter cleaning taking place to advise a start date, and then again to advise once it has been completed.

Caretaking/Cleaning Common Areas – Review of Current Schedule

The members present agreed to continue to contract CBR Designs to attend to the common area cleaning /Caretaking on the existing frequency. (three times per week). Strata Data is to advise the contractor CBR cleaning to proceed with carpet cleaning once a quarter for this Corporation (rather than six monthly). This scope is to be included in the works of CBR cleaning.

Glass Balustrade Cleaning Discussions

The meeting noted the challenges for the contractor to attend to the glass balustrade cleaning because of the defects of anchor points system in the building as per the defects report. The body corporate advised no action on this matter at this time. The management committee will review this matter internally.

Car Lift update

It was noted on behalf of the car lift task force that there is a lot of misinformation amongst external parties that the car lift is always broken, and it may lead to unnecessary rumours. It was noted that this is an inaccurate information, and the car lift is very rarely out of service, and it is under regular preventive maintenance program once a quarter. That the owners have formed a car lift task force to monitor its operations and coordinate with the car lift contractor to ensure smooth operations of the car lift. It is to be noted that the car lift is attended by authorized contractor and within a quick 24 hours turnaround time. There is also availability of after- hours attendance by the car lift contractor in cases of emergency. The Car Lift task force is contactable by all the occupants of the building at all times.

Pedestrian Access outside the rear pedestrian gate

Lot: 403 Margot Lesley Le Page advised that the area outside the corporation near the pedestrian gate has trip hazards and is unsafe for pedestrians or wheelchairs.

It was resolved "That Strata Data is to check with the council about this matter and any response is to be sent to the Presiding Officer for further instructions. *"Carried Unanimously"*

Doors Plate for protection against damage

It was noted that wheelchair access is causing scuff marks to the doors of the corporation and is also a safety issue for the occupants.

It was resolved "That Strata Data is to arrange 2 contractors "Maintenance Matters" and AGPM to provide quotations for installing door plates on the doors for protection against damage to the two doors (pedestrian entry door and garage door - photos have been sent via email by Margot Lesley Le Page). That the contractor is to contact Margot Lesley Le Page for discussing details of these works. That the quotations are to be sent to the presiding officer for further instructions. *"Carried Unanimously"*

Unauthorized Installations by Lot 12 of the Secondary Commercial Lot (vent + Grease trap)

This item was not discussed at the meeting and Strata Data is to update the presiding officer of and take further instructions.

Access Control systems installation for better Security

The meeting discussed the quotation attached with the agenda from O'Neill Data and Electrical contractor for various items to include security of the building. The members present discussed this item in detail and it was agreed that the scope of works need to be less than what is detailed out in the quotation and the corporation may initially just proceed with only a few items on the quotation.

It was resolved " That Strata Data is to arrange for the contractor- O'Neill Data and Electrical to re attend and discuss only the bare minimum scope required to achieve better security control for not allowing access from one level to the other. That Lot: 503 Catherine Anne Mallett kindly offered to be the point of contact so that this can be discussed at site with the contractor and an accurate scope of work and quotation can be obtained. The quotation is to be sent to the presiding officer for further instructions. *"Carried Unanimously"*

Other Relevant Business**Maintenance Condition and Safety Report**

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Community Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that in accordance with Section 75(1)(b) of the Community Titles Act the Body Corporate resolves to engage an appropriately qualified, insured and registered contractor to compile a report to identify the condition of Common Property and identify any hazard which may be deemed a risk to the health and safety of any person." *Carried Unanimously*

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

Lot 103 requesting letterbox allocation to be changed to an upper level (Ordinary Resolution)

"Lot 103 at 69 Melbourne Street has requested a change in mailbox due to access issues. The empty letterbox (the one on the left in the 3rd row from top be allocated to Lot 103 - photo attached)" **Motion Failed**

The meeting discussed this item and agreed that it may be a challenge for the corporation apartment owners and tenants in future as there may be other requests and will not be able to be accommodated.

Resident Engagement

Strata Data believes that a sense of engagement amongst residents is important in building community. Therefore, should you wish to organise a working bee, sausage sizzle or order pizzas etc. for a "Get to Know Your Neighbours" event, the costs can be re-imbursed by the Corporation. Simply forward to your Body Corporate Manager receipts approved by the Committee or an Office Bearer as applicable. The cost of the event can be funded from existing funds.

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year.

The Body Corporate Manager tabled a budget with a total annual contribution of \$205,282.00. This Budget was approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$175,382.00 (incl of GST)
Sinking Fund	\$30,000.00 (incl of GST)
Total Contribution	\$205,382.00

This contribution is payable quarterly and divided by entitlement on 1st April 2025.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *Carried Unanimously*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Lot: 401 Katherine Lynne Hare be appointed to the position of Presiding Officer and Lot: 403 Margot Lesley Le Page be appointed to the position of Secretary and that Lot: 503 Catherine Anne Mallett be appointed to the position of Treasurer for the forthcoming year. That the Management Committee be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation, and the Presiding officer be the main contact point between Strata Data and the corporation. That a committee comprising of the following owners is appointed." *Carried Unanimously*

Committee Members

Lot: 401 Katherine Lynne Hare
Lot: 503 Catherine Anne Mallett
Lot: 403 Margot Lesley Le Page
Lot: 405 Bradley Rae Errington
Lot: 504 Stella Kondylas
Lot: 702 Margaret Banks
Lot: 404 Bernadette Irene Brennan
Lot: 404 Glenn Currie

Post Meeting Note : Since there are a large number of management committee members, Strata Data will coordinate only with the presiding officer via emails who in turn can coordinate with the management committee for decisions on behalf of the management committee. There may be information sent to the Management Committee by Strata Data via emails.

It was noted that Lot: 401 Katherine Lynne Hare is appointed as the Presiding Officer of the Primary Corporation CC 42856 as per the minutes of AGM of CC 42856.

Appointment of Body Corporate Manager

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate." *Carried Unanimously*

The Management Agreement will be available via the Client Portal following signing of the agreement.

The agreed management fee for the coming year is included in the Primary Corporation CC 42856.

Next Annual General Meeting

The next Annual General Meeting will be held on Wednesday 18th Feb 2026 at 5:30 pm via Zoom and by RSVP for a meeting location.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 7:35 pm.



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- Download meeting minutes;
- Access financial statements and live account balances;
- Update your contact details;
- View insurance information, both past and present;
- And much more....

How can I access the Portal?

- If you have already registered for portal access, please visit portal.stratadata.com.au.
- If you have not received an invite, please email portal@stratadata.com.au to request an invitation.

Minutes of the Annual General Meeting

Corporation *Community Corporation 42857 Inc.*
Address *69 Melbourne Street, North Adelaide*
Meeting Date **18th of February, 2026 commencing at 5:30 PM**
Location **647 Portrush Road Glen Osmond, South Australia 5064**

Present in Person

Lot: 102 Ian Harold Dickinson, Sheila Betty Dickinson
Lot: 206 Erin Ashlee Cutts
Lot: 303 Antonio Carmino Penna
Lot: 401 Katherine Lynne Hare
Lot: 403 Margot Lesley Le Page
Lot: 501 Rosalie Sarah Glover
Lot: 503 Catherine Anne Mallett
Lot: 504 Stella Kondylas
Lot: 606 Terence John May
Lot: 701 Sharon Ruth Thomas

Apologies

Lot: 306 Mark Geoffrey Ramm, Kelli Jane Ramm
Lot: 605 Aylesh Erin Sheedy by proxy to Lot: 401 Katherine Lynne Hare

Present by Proxy

Lot: 105 Ellen Northcott, Michael Northcott by proxy to Strata Data
Lot: 205 Alison Clare Liddicoat by proxy to Lot: 401 Katherine Lynne Hare
Lot: 302 Hung Minh Nguyen Do by proxy to Lot: 401 Katherine Lynne Hare
Lot: 305 Jemma Eloise Taylor by proxy to Lot: 401 Katherine Lynne Hare
Lot: 402 Ruby Madelaine St John Robb Genborg by proxy to Lot: 401 Katherine Lynne Hare
Lot: 405 Bradley Rae Errington by proxy to Lot: 401 Katherine Lynne Hare
Lot: 506 Isabella Amy Burdon by proxy to Lot: 401 Katherine Lynne Hare
Lot: 601 Samuel Asher Talbot, Lilian Beatrice Grace Hanna by proxy to Lot: 401 Katherine Lynne Hare
Lot: 702 Wickersham Investments PTY LTD by proxy to Lot: 503 Catherine Anne Mallett

In attendance

Mark Amar representing Strata Data
Lot: 404 Bernadette Irene Brennan, Glenn Currie

Quorum

The Body Corporate Manager advised that the Corporation had currently 4 un-financial lots with the payments due 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 5:45 pm.

Chairperson

It was resolved "that Mark Amar of Strata Data assist the Presiding Officer by chairing the meeting."
Carried Unanimously

Confirmation of Minutes

It was resolved "that the minutes of the previous General Meeting(s), held on 17th Feb 2025 be accepted as a true and correct record of that meeting." *Carried Unanimously*

Financial Report

It was resolved "that the statement of income and expenditure for the period Sunday 24 November 2024 to Sunday 23 November 2025 was reviewed, received and accepted as an accurate record of the corporation's current financial standing." *Carried Unanimously*

Note: The accepted budget for the Primary Corporation CC 42856 is to be sent with the minutes of this meeting

Financial Statement Audit

It was resolved "That the financial statement, as distributed with the meeting agenda, be audited as required by section 138 of the Community Titles Act." *Carried Unanimously*

Review of Sums Insured

General Advice Warning

Terandi Pty Ltd (ABN 20 080 960 112) acts as an Authorised Representative (AR Number: 1285659) of Honan Insurance Group (ABN 67 005 372 396, AFSL 246749). Any financial product advice that we give to you (including about a particular insurance policy) is factual and/or general advice only. This document does not take into account your objectives, needs or financial situation. You should consider whether our advice is appropriate for you and review any relevant PDS and policy wordings, Honan Important Notices and Terandi Pty Ltd's Financial Services Guide before you make any decision about an insurance product.

For a copy of the FSG, policy wordings and Honan important notices you can refer to our website:

<https://www.stratadata.com.au/insurance/product-disclosure-statements/>

Strata Data cannot provide advice as to the appropriate level of insurance. It is suggested that the Corporation arrange for an insurance valuation of the common areas to avoid a claim not being fully met due to the Corporation being underinsured. Owners must notify Strata Data immediately of any possible claims that may be made against the policy.

It was noted that the insurance policy is held by the Primary Corporation and that the building has been offered only a 6 months policy by the insurer CHU due to ongoing defects claims from 11th Oct 2025 till 11th April 2026. It was also noted that the management committee is taking proactive steps to ensure that renewal terms are offered by the insurer. The management committee has engaged a lawyer to coordinate defects report which will then be sent to the builders to ensure compliance of defects. The management committee has also appointed A defects committee which is undertaking the task of coordinating completion of defects by the builders.

It was noted that the insurance policy is held by the Primary Corporation and since the Presiding officer of this Secondary Corporation CC 42857 is also the Presiding Officer for the Primary Corporation CC 42856, this decision is to be arranged by Strata Data as below:

The Body Corporate declined to have an insurance valuation, but resolved to endorse **at the next renewal date**, an increase in the insurance sum from \$27,880,000.00 up to the following amounts.

It was resolved "that the sums insured be:

Building Insurance	\$28,158,800.00 (increase by 10%)
Common Area Insurance	1% of the sum insured
Public Liability Insurance	\$20,000,000.00
Office Bearers Liability	\$5,000,000.00
Catastrophe Insurance	Not Selected
Fidelity Guarantee	\$250,000.00
Machinery Breakdown	\$100,000.00
Excess	As below
Renewal Date for these sums is	11/04/2026
Last Valuation Date	17/04/2025
Last Valuation Sum	\$27,880,000.00

Excess may be subject to change at next renewal.

Excesses

Section 1 - Insured Property

Standard: \$ 2,000

Water Damage: \$ 5,000

Exploratory Costs - Burst Pipes: \$ 5,000

Unoccupancy: \$ 2,000

Optional Extensions - Excesses

Machinery Breakdown

Standard: \$ 1,000

Flood Cover

The policy currently includes flood cover.

Strata Data was requested to arrange quotations for the insurance, at renewal and is appointed to place this with a company as advised by the Presiding Officer on behalf of the corporation. Where instruction is not provided prior to expiry of the existing policy, the policy will be renewed with the current insurer." *Carried Unanimously*

Note for Insurance Team – Strata Data

The Strata Data Insurance Team is requested to provide general advice to the Presiding Officer regarding the coverage available under the current policy for Machinery Breakdown, including clarification of:

- *What the machinery breakdown cover typically includes;*
- *Specific examples of situations where this cover would apply; and*
- *Any common exclusions or limitations the Corporation should be aware of.*

*Given that the building includes a **car lift, passenger lift, and several pumps**, the Presiding Officer will review the advice provided and consult with the Management Committee to determine whether the current sum insured for Machinery Breakdown is adequate, or whether an increase should be considered to appropriately reflect the Corporation's machinery assets.*

Use of Contractors

The Body Corporate has complete choice over which contractors they engage to perform maintenance to the common property. The options that the Body Corporate have include:

Preferred Contractors

A Preferred Contractor is a contractor that has been proven to carry up to date & relevant insurance policies, business registration & licensing and their track record of work with Strata Data has shown that they operate at a high level of quality and competence.

Non-Preferred Contractors (Approved)

A Non-Preferred (Approved) contractor is one that has passed the vetting process relating to Licencing, Insurance and up to date business registrations. Whilst these contractors may carry the correct credentials that legally allow them to conduct business, their quality of work is unknown to Strata Data.

Non Approved Contractors

A Non Approved Contractor is one that is unable to provide appropriate licences and/or insurances. Should the Body Corporate choose to engage these contractors there are many risks involved. Strata Data does not become involved in any aspect of dealing with these contractors, however, upon written instruction from an Office Bearer, Strata Data will make payment of an invoice.

Works Fee

The repair and maintenance of the common property is one of the most important functions of the Body Corporate. As Managers we take this aspect very seriously and take great pride in working with owners and committees to achieve their goals of not only having safe common spaces, but also creating a place that people love and that maximises the value of the property.

The Works fee covers our cost of arranging a quotation (where the works are significant), issuing the work order, paying the invoice and assisting if there is an issue with the completed works.

The Works Fee, is a flat fee of \$50 on invoices above \$1,000 or a reduced fee of 5% on invoices below \$1,000 (e.g. \$150 invoice is \$7.50 fee).

Maintenance Requirements

Pest Inspection

It was noted that a general pest spray has recently been undertaken for common household pests within the common areas of the Corporation, including the bin areas.

Owners and occupiers are requested to forward any feedback or reports of further pest activity within the common areas to Strata Data. Any additional action will be arranged under the direction of the Presiding Officer.

Continue Caretaking/Cleaning Common Areas – CBR

The body corporate agreed to continue with the cleaning services from CBR cleaning and also noted the prompt action taken by the contractors when feedback was provided to them. Strata Data also advised the meeting that if there is any feedback for cleaning services through the year, occupants must promptly reach out to Strata Data to provide such feedback so that the contractors can be notified instantly and action can be undertaken.

Corporation to engage a Building Maintenance Manager - Owners to discuss whether feasible/necessary

The members present discussed in detail the feasibility of engaging a Building Maintenance Manager or Caretaker for the Corporation.

It was acknowledged that a significant amount of voluntary work is currently undertaken by members of the Management Committee, particularly Katherine Lynne Hare and Catherine Anne Mallett, who coordinate various trades on behalf of the Corporation. This includes oversight of the car lift operations and after-hours coordination with residents throughout the year.

The members noted that while engaging a dedicated Building Maintenance Manager or caretaker to attend the building on a daily basis (even for limited hours) would be beneficial, the Corporation is currently not in a financial position to incur the costs associated with such a role. The meeting formally acknowledged and expressed appreciation for the ongoing voluntary efforts of Katherine Lynne Hare and Catherine Anne Mallett.

Following further discussion, it was agreed that introducing an honorarium for certain Management Committee positions may proactively encourage broader owner participation in these roles.

Honorarium for the Presiding Officer and Secretary

It was resolved” That the Corporation will pay an honorarium of \$3,000 per annum to each of the positions of Presiding Officer and Secretary in recognition of the coordination and voluntary work undertaken by them throughout the year. This honorarium is extended as a gesture of appreciation and with the intent of encouraging greater owner participation in these roles in future years. Strata Data is instructed to arrange for the honorarium to be paid monthly to the relevant office bearers (lot owners) from the Corporation’s funds. This matter is to be placed on the agenda of the next AGM to maintain continuity of this practice” *Carried Unanimously*

Anchor Points and Façade Cleaning

This matter was discussed in detail by the Corporation. The meeting considered several aspects of the works required.

It was noted that defects have been identified regarding the insufficient number and placement of anchor points, which currently prevent full coverage of all building façades when undertaking abseil window or façade cleaning. This issue has been included in the Building Defect Inspector’s report and will be coordinated by the Corporation’s legal representatives with the builder.

It was further noted that a contractor, Sky High, who attended site to undertake certification of the existing anchor points, advised that due to the limited anchor points, an advanced abseil method could be utilised to clean the non-reachable glass balustrades and windows. Alternatively, additional anchor points could be installed, which would enable standard cleaning methods to be used and allow full façade coverage.

It was resolved “That Strata Data is to coordinate with the contractor Sky High to obtain a detailed written report outlining their recommendations. Upon receipt and review of the report by the Presiding Officer and/or the Management Committee, the Corporation agrees in principle to proceed with the installation of additional link anchor points, subject to confirmation of due diligence, scope and cost. The installation of the additional anchor points (once-off capital expense) is to be funded from the Sinking Fund. Ongoing window and glass balustrade cleaning costs are to be funded from the Administrative Fund. “*Carried Unanimously*

Common Area Improvements/Enhancements

The Management Committee referred to the communication issued to all owners in August 2025 seeking suggestions for improvements to the common areas.

It was noted that only a limited number of responses were received, and the suggestions provided were varied in nature.

The Committee further advised that, given the significant current expenditure associated with defect management works, any proposed common area improvement project has been placed on hold.

It was noted that the matter will be revisited at a future date. At that time, further input from all owners will be invited regarding any proposed improvements or enhancements to the common areas. Any decision will ultimately be determined by the Corporation at a duly convened meeting in accordance with the requirements of the Act and the Corporation’s By-Laws.

Other Relevant Business

Building Defects – Update and Ongoing Actions

Lot 504 – *Stella Kondylas* and Lot 401 – *Katherine Lynne Hare* provided an update to the meeting regarding the ongoing actions undertaken by the Building Defects Sub-Committee and the Management Committee.

It was noted that a building inspection has been carried out by *Red Dog Building Consulting*, being the inspector recommended by the Corporation's legal representatives.

The inspection report is currently being finalised and once completed, will be reviewed by the Corporation's lawyers. Following legal review of the report, the Corporation's lawyers will engage with the builder, Citify, as a pre-legal action step to seek defects rectification. It is anticipated that mediation discussions will be undertaken between the parties through the Corporation's lawyers.

The meeting noted that, should the matter remain unresolved following these discussions, the Corporation may need to consider further action, including lodging defects claim through the courts. In such circumstances, a General Meeting would be convened to obtain the Corporation's formal consent prior to commencing legal proceedings.

The Building Defects Sub-Committee and the Management Committee expressed their hope that constructive discussions between the builder and the Corporation's lawyers will result in an appropriate resolution of the defects matters in the best interests of the Corporation.

It was further noted that *Red Dog Building Consulting* was engaged by the Management Committee following correspondence issued to all owners seeking approval for the engagement several months prior.

It was resolved "That the Management Committee be empowered to continue the engagement of the Corporation's lawyers, Clarke Hemmerling Lawyers, who will coordinate directly with the builder in relation to the building defects matter. *"Carried Unanimously*

Ongoing Insurance Claim Due to Lightning Strike

The members present at the meeting discussed the recent incident involving a lightning strike which resulted in a power outage affecting the Corporation's building as well as neighbouring properties. It was noted that there was a loss of power supply from *SA Power Networks (SAPN)* for approximately 15 hours, during which essential building services including water supply systems, passenger lift services, car lift operations, and garage roller door access were non-operational.

It was further noted that the building accommodates residents with disabilities, and due to the prolonged lift outage, some residents were either unable to exit or access the building during this period. Bernadette suggested that the Corporation consider reviewing options to enhance building resilience in similar circumstances, including the feasibility of installing a backup generator or other alternative systems to better manage unforeseen power outages in the future.

The Management Committee will further review this matter at future Management Committee meetings throughout the year.

Update on Security Enhancements

It was noted that, despite several follow-ups, the contractor has completed partial security upgrade works, including the installation of the air-locking system to the main lobby. However, installation of the plant room fob reader and additional locking systems to various service areas on the ground and first floors remains outstanding. The contractor has confirmed that the remaining works are expected to be completed within the next couple of weeks.

The meeting further discussed the potential installation of doors within the stairwells to restrict access to basement and other sensitive areas in circumstances where the garage roller door may become non-operational. It was noted that such works would involve significant expenditure and, given that the garage roller door mechanism has recently been upgraded at a cost of approximately \$10,000 to \$12,000 and is currently operating satisfactorily, the proposed stairwell door installation project has been placed on hold.

The Management Committee will continue to monitor and review security enhancement measures on an ongoing basis.

Maintenance Condition and Safety Report

The Body Corporate has a duty of care to ensure that the Common Property is free from hazards. The Community Titles Act places an obligation upon the Body Corporate to maintain the Common Property, in doing so many hazards can be identified and reduced.

Strata Data recommends that the Body Corporate obtain a Maintenance Condition and Safety Report to assist in identifying all areas requiring repair and maintenance, as well as any areas that may pose a risk to any person's health and safety.

It was resolved "that completion of a Maintenance Condition and Safety Report is not required at this time." *Carried Unanimously*

Strata Data aims to have maintenance works completed quickly and within reasonable costs. When owners/agents send maintenance requests to Strata Data, we ask that wherever possible photos, location, and a description of the works be provided. This is to ensure that when an appropriate contractor is sent to site works can be completed quickly, resulting in lower costs to the Corporation.

CC 42858 – Secondary Commercial Corporation – Lot 12 – Unauthorised Installations Removal

A general update was provided to the meeting, and it was noted that the unauthorised installations have not yet been fully removed. While the ventilation equipment has been removed, the roof area has not yet been reinstated and the grease trap installation remains in place. It was further noted that the restaurant previously operating from Lot 12 CC 42858 (Secondary Commercial Corporation) has now ceased trading.

Strata Data is to follow up with the owner and property manager of Lot 12 CC 42858 (Secondary Commercial Corporation) regarding the removal of the unauthorised installations and restoration of the common property to its original condition.

The Management Committee endorsed the approach that the Corporation should continue engaging directly with the owner and property manager of Lot 12 CC 42858 (Secondary Commercial Corporation), noting that there appears to be an internal legal dispute between the former tenant and the lot owner. The Committee considered that the Corporation may be exposed to financial risk should it independently engage consultants or contractors to undertake removal works, as recovery of such costs may not be guaranteed.

Accordingly, the Management Committee recommended that discussions continue with the owner of Lot 12 CC 42858 (Secondary Commercial Corporation) to facilitate rectification works by the owner, including ensuring that any future tenant procured for the lot complies with the Corporation's by-laws. It was noted that the owner of Lot 12 CC 42858 (Secondary Commercial Corporation) has been advised of this requirement.

Approvals, Alterations & Additions

Strata Data advised that should an owner at any time other than an Annual General Meeting choose to apply to the corporation for an approval of any kind which is for the exclusive benefit of that owner the prescribed meeting fee will apply and shall be charged to that owner.

Level of Maintenance Fund Contributions

Strata Data advised that owners must make provision for long term, non-recurrent maintenance expenditure through a sinking fund and presented an estimate of budget requirements for the coming year.

The Body Corporate Manager tabled a budget with a total annual contribution of \$230,844.00. This Budget was not approved:

After discussion it was resolved "that the Annual Contributions be as follows:

Administration Fund	\$204,358.00 (incl of GST)
Sinking Fund	\$45,000.00 (incl of GST)
Total Contribution	\$249,358.00

This contribution is payable quarterly and divided by entitlement on 1st April 2026.

Any major works unable to be paid from accumulated funds or any fund shortages are to be paid by way of a special levy." *Carried Unanimously*

All owners are reminded that levies are due 1st January, 1st April, 1st July & 1st October.

Election of Officers

It was resolved "that Lot: 401 Katherine Lynne Hare be appointed to the position of Presiding Officer and Lot: 503 Catherine Anne Mallett be appointed to the position of Secretary and that Lot: 403 Margot Lesley Le Page be appointed to the position of Treasurer for the forthcoming year. That the Management Committee be delegated authority to make decisions (that require ordinary resolutions only) on behalf of the Corporation, and the Presiding officer be the main contact point between Strata Data and the corporation. That a committee comprising of the following owners is appointed." *Carried Unanimously*

Committee Members

Lot: 401 Katherine Lynne Hare
Lot: 403 Margot Lesley Le Page
Lot: 503 Catherine Anne Mallett
Lot: 404 Bernadette Irene Brennan
Lot: 404 Glenn Currie
Lot: 501 Rosalie Sarah Glover
Lot: 504 Stella Kondylas
Lot: 702 Margaret Banks

It was noted that Lot: 401 Katherine Lynne Hare is appointed as the Presiding Officer of the Primary Corporation CC 42856 as per the minutes of AGM of CC 42856.

Appointment of Body Corporate Manager

It was resolved "That Strata Data be re-appointed as body corporate manager at the fee specified in the budget. That the Presiding Officer be authorised to sign the agreement on behalf of the Body Corporate. As it is mandatory under the Act to have a signed agreement, if the agreement has not been returned to Strata Data within 14 days, that the Body Corporate Manager sign the agreement on behalf of the Body Corporate." *Carried Unanimously*

The Management Agreement will be available via the Client Portal following signing of the agreement.

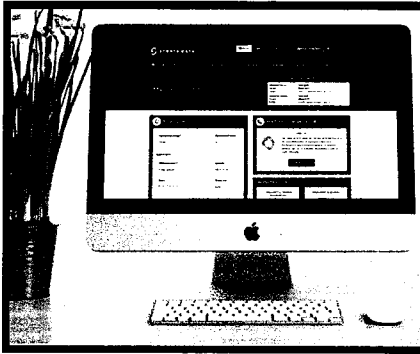
The agreed management fee for the coming year is included in the Primary Corporation CC 42856.

Next Annual General Meeting

The next Annual General Meeting will be held on Wednesday 17th Feb 2027 at 5:30 pm via Zoom and by RSVP for a meeting location.

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 8:36 pm.



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Minutes of the Committee Meeting

Corporation *Community Corporation 42857 Inc.*
Address *69 Melbourne Street, North Adelaide*
Meeting Date **18th Sept 2024 commencing at 4:00 PM**
Location **Lord Melbourne Hotel**

Present in Person

Lot: 401 Katherine Lynne Hare
Lot: 403 Margot Lesley Le Page
Lot: 404 Bernadette Irene Brennan (joined the meeting at 4:30 pm)
Lot: 404 Glenn Currie
Lot: 405 Bradley Rae Errington
Lot: 504 Stella Kondylas

Apologies

Nil

Present by Proxy

Nil

In attendance

Mark Amar representing Strata Data

Quorum

The Chairperson declared that a quorum was in attendance and the meeting commenced at 4:05 pm.
pm.

Chairperson

It was resolved "that Mark Amar of Strata Data assist the Presiding Officer by chairing the meeting".
Carried Unanimously

Confirmation of Minutes

It was resolved "that the minutes of the previous committee meeting held on 2nd May 2024 be accepted as a true and correct record of that meeting." *Carried Unanimously*

Actions Arising from the Minutes

Some points from the last committee meeting are already on the agenda for this meeting

Management Committee Training Session

Strata Data tabled a couple of options/proposed dates & offered a basic training session to the management committee however none of the dates suited the management committee. Strata Data is to get back with some more optional dates sometime in Oct/Nov 2024 (preferably Friday afternoon) for this complimentary training session.

Other Related Business

Defect Management

Legal Advice

Turnover of Apartments

The management committee discussed these matters and Bernadette Irene Brennan advised the meeting that she has not yet collated the data/responses received from the other owners of the corporation. The management committee will advise on this matter on a later date. Strata Data suggests that the defects subcommittee or the management committee should at least start corresponding with the builders directly in the first instance. It was generally discussed that some of the sales/turnover of the apartments were motivated because of ongoing and unattended defects in the apartments.

Recent works and report by Sky High

Stella Kondylas advised the meeting that the builders recently engaged the contractors Sky High to investigate the matter of defects of possible leaks from the window frames however the builders have not submitted the report of the investigations. The management committee advised Strata Data to enquire from the builders about this report and that the report should be made available to the corporation.

Quotation for Preventive Maintenance of Hydraulic Services (attached)

The meeting discussed the quotation provided by the plumber (West side plumbing) in detail and the management committee agreed to proceed with the preventive maintenance proposals from the plumbers for the first few years as they are also the hydraulics installing plumbers for this building

It was resolved "That Strata Data is to arrange for the plumber – Westside plumbing to proceed with the proposal of preventive maintenance of the hydraulic services (except for the hot water system as that is maintained by the embedded network provider). That this preventive maintenance service for hydraulic systems are to proceed until advised further. These will be ongoing works. That the service reports are to be sent to the management committee" *Carried unanimously*

Update on internet connection for the Corporation

Strata Data is to follow up on the installation of an internet connection for the Corporation as the intercom system needs to be connected in order for the residents to access the intercom system remotely.

Waste Bins getting Full (Raised by 503 owner) (Discussion)

It was generally discussed that the waste bins are getting full and there is a lot of waste getting this disposed off from the two commercial shops in the common bins and the waste bins get full before the weekly collection can be undertaken by the council.

Margot Lesley Le Page advised the meeting that cardboard boxes are collected once a week every Wednesday night by the council and other commercial shops/businesses on the street dispose off their cardboard waste outside on the council verge. The management committee advised that this information should be passed on to the commercial shops within our corporation.

The following action items had to be undertaken :

- Strata Data is to send a notice to Lots 11 & 12 owners and tenants of the Secondary Corp (CC 42858) informing them about this cardboard waste collection and advising them to use those facilities by the council rather than disposing of their cardboard in the common bins of the Corporation.
- The notice is also to advise that if additional private waste collection is required during the week due to high waste disposal of the businesses (shops on the ground floor), the Corporation will on charge the costs of such private waste collection to the commercial lots of CC 42858.

- That the corporations cleaning contractor's (CBR cleaning) are to be informed (via email) that the cleaners are to keep an eye in the bin room and should rotate the empty bins to be brought near the entrance door so that the bins are used evenly.

Security (parcels getting stolen) - reference quote for enhanced Security attached

The management committee generally discussed the matter of theft from the letter boxes and possible vandalism.

It was resolved " That Strata Data is to arrange for a quotation from "Heatlie Letterboxes" for replacement of the covers of the letter boxes with thicker metal covers which prevent vandalism and also for replacement of the locks to combination locks for enhanced security. That this quotation is to be sent to the management committee for further instructions. *"Carried Unanimously*

The management committee also discussed the quotation attached with the agenda for enhanced security of the building specifically access to basements and access to all floors of the building. The quotation has been obtained from the contractor O'Neill Data and Electrical" for \$15767.40 dated May 2024 who are the original installers of the security systems in the building.

It was resolved "That Strata Data is to arrange for the contractor "O'Neill Data and electrical" to also provide the quotation for additional contractors (itemized quote + lift contractor and door hardware change). That the contractor is to attend the site for further discussions on the scope of these services as the management committee has further inputs. That the contractor is to contact the presiding officer, Bradley Rae Errington at site and discuss details of this quotation and provide an updated quote and also to include the pricing from additional contractors. That the updated quotation is to be sent to the management committee for further instructions." *Carried unanimously*

Note : That this item called "Quotation for enhanced Security" is to be placed on the agenda of the next AGM of the corporation.

Council solution requirements

Corporations Residential & Commercial Waste Allocations

Bradley Rae Errington kindly offered to contact the council to make some general enquires about waste bins.

Carpark ground level eastern wall shed on common property or allocated... other areas to be clarified

The meeting noted that the area next to the carparks on which the shed has been installed on the grounds floor belongs to the Secondary Corporation – Commercial CC 42858.

Plant room of the Primary Corp CC 42856 being used as storage

The management committee discussed that the plant room on the ground floor where the water tanks have been installed is being used as storage by the commercial shop (Lot 11). Katherine Lynne Hare kindly offered to send some photos to Strata Data and the Body Corporate manager will write to the property manager of Lot 11 CC 42858.

Citify Group Master Key & Access to apartments policy and control.

The management committee discussed this matter and it was noted that the builders – Citify are in possession of a master key which opens all the apartments main doors. Strata Data is to confirm with the builders about this matter as the management committee advised that they should not have a masterkey to access the apartments. A few incidents of the builders entering the apartments without the consent of the apartment owners/residents were discussed. The management committee will also check their respective contracts of sale to verify if the builders/developers can access their apartments.

Strata Data is to send a letter to all owners and residents informing that the builders – Citify may be in possession of a master key for the apartments and they have a choice to engage locksmith to have the masterkey access disabled for respective apartments.

Bradley Rae Errington left the meeting at 6:00 pm

Any Other Relevant Business

Car Lift Task Force

Katherine Lynne Hare advised the management committee that the Car Lift Task force has been undertaking trials to attend to the Car Lift resetting when it goes out of operation and that the task force will be sending out a notification to the occupants for an induction training schedule. Katherine Lynne Hare also shared some creatives for signages that will be installed in the car lift. Katherine Lynne Hare also advised that the signages will be sent to the Lift contractor to proofread before manufacturing. There will be an induction paperwork that will be sent across to all occupants.

Signage of the numbers 69-71 at the front

It was discussed that the building does not have the street number signage at the front of the building and the visitors enter the commercial shop on the ground floor instead of the main entrance of the building.

Strata Data is to arrange a contractor to install a translucent sticker on the main glass door for the numbers 69-71. The contractor is to contact Margot Lesley Le Page for discussions at site.

Reflective Tape/ Strips on the concrete pillars in the basements

It was discussed that the concrete pillars in the basement sometimes are not visible to to the background also being made of concrete and it could be a safety issue for drivers.

It was resolved "That Strata Data is to arrange the contractor "maintenance matters" to attend to provide a quotation to install safety strips (metal or reflective material permanent stickers) on all the concrete pillars in the 2 basements. That the contractor is to contact Bernadette Irene Brennan for detailed discussions at site and the contractor is also to provide suggestions as to what could be the most effective method for this safety issue. That the quotation is to be sent to the management committee for further instructions." *Carried unanimously*

Unauthorized installation of grease trap in the bin room and unauthorised installation of the vent by Lot 12 – CC 42858 – Secondary Commercial

It was noted that Lot 12 – CC 42858 is organising an extraordinary general meeting to obtain this approval by the corporation CC 42857

Financial Statements

The year to date financial statements have been provided to the management committee for review.

Any Other Relevant Business

Strata Data and the management committee requests all owners to add items to the agenda of the AGM or Management Committee meetings, if any, by contacting Strata Data via email

Note : All owners are encouraged to contact Strata Data via email if they want to add items relevant to the Corporation for the Management Committee to discuss.

Next committee meeting

Monday 9th Dec 2024 at 4:00 pm via Zoom

Closure

There being no further business, owners and visitors were thanked for their attendance and the meeting closed at 6:20 pm.

Minutes of the Committee Meeting

Corporation *Community Corporation 42857 Inc.*
Address *69 Melbourne Street, North Adelaide*
Meeting Date **15th Jan 2025 commencing at 4:00 PM**
Location **Online via Zoom**

Present in Person

Nil

Apologies

Present by Proxy

Nil

In attendance

Mark Amar representing Strata Data

Quorum

The Meeting did not have a quorum.

The Management Committee is requested to contact Strata Data whenever they want to schedule the next meeting.

Closure

Mark Amar was online till 4:30 pm.

**Botten and Bowser Apartments
69-71 Melbourne Street, North Adelaide**

Management Committee Meeting Minutes

Location: Margot Le Page apartment 403 and online via MS Teams.

Date/Time: 22 July 2026 6.30pm

Attendance: Kat Hare (401- Presiding Officer), Margot Le Page (403 - Treasurer), Bernadette Brennan (404 - Minutetaker), Stella Kondylas (504 - online), David Banks (702 - online), Margaret Banks (702 - online), Brad Errington (405 - Observer).

Apologies: Glenn Currie (404), Rosalie Glover (501).

Minutes from the meeting held on Wednesday 24 June 2026 were acknowledged.

Actions from previous meeting:

1. Office Bearers

Strata Data have arranged for a postal-style Extraordinary General Meeting (EGM) to formalise the changes to the Management Committee, to be held on Tuesday 28 July 2026.

Strata Data forwarded the relevant information to David Banks.

2. Code of Conduct

Strata Data provided the Management Committee with the requested items relating to protocols and platforms for addressing inappropriate behaviours. The following were received:

- a) Copy of Clause 75 – Functions and powers of corporations from the Community Titles Act, 1996 South Australia and a reference to Clause 142 of the Botten and Bowser Community By-Laws.
- b) A copy of a Corporate Body community's Code of Conduct.

Item 1 Management Committee Code of Conduct (Kat)

Based on information received from Strata Data on protocols and platforms for addressing inappropriate behaviours was discussed. It was noted having a Code of Conduct would be a useful tool for Botten and Bowser community.

Action: It was agreed that the Botten and Bowser Management Committee would adopt a Code of Conduct. It was also agreed that the Code of Conduct would be reviewed once a year or when disputes arise, with the annual review date tied in with the AGM date/s.

Action: Committee Members are asked to provide feedback on the Dispute Resolution document provided by Strata Data to Kat within 7 days, no later than COB Wednesday 29 July 2026. Once finalised, the Dispute Resolution document will be forwarded to Strata Data for endorsement and distribution.

Management Committee Meeting Minutes

Item 2 EGM Whip Up (Kat)

An Extraordinary General Meeting (EGM) has been called to address three things:

1. David to take the role of Secretary.
2. The honorarium allocated to the Secretary role be split evenly between the two roles of Treasurer and Secretary.

The EGM will be held at 10.00am on Tuesday 28 July 2026. Community members must lodge their vote for or against:

- David Banks to officially be appointed the role of Secretary
- Endorse the allocation of the honorarium.

Action: Management Committee to inform community members of Tuesday's EGM and the importance of submitting their vote.

Voting will be conducted at the EGM (10.00am Tuesday 28 July 2026). Votes can be lodged via a nominated proxy. However nominated proxies must be registered in writing with Strata Data no later than COB Monday 27 July 2026.

Item 3 Update on Strata Data App (Rosie / Margaret)

Margaret and Rosie have been granted admin access to the Strata Data App and will be meeting on Friday morning (24 July) via technology to follow up on the apps ability to create/edit, test, and finalise the reporting workflows (including points of contact) for each of the reporting "buckets" (e.g. maintenance, defects, car lift, behaviour).

Both Margaret and Rosie have logged into the admin access on their laptops, but it doesn't appear to be any different to the mobile app. Margaret is contacting Strata Data so that Margaret and Rosie can hopefully access the admin when they meet on Friday.

Action: Update on any progress with the Strata Data App to be provided at next Management Committee meeting.

Item 4 Update on Defects (Kat)

The Management Committee were given an update on the draft letter for Citify. The letter is with the lawyers and just waiting for the final checks. Hopefully we will receive the final letter on Monday and it will then be sent to Citify.

It was noted that Citify had begun testing for leaks without warning, by running water through the building all the way to level one and ground floor. Concerns were raised that the building has already been fully tested for leaks and a report received from independent experts.

**Botten and Bowser Apartments
69-71 Melbourne Street, North Adelaide**

Management Committee Meeting Minutes

An email from Citify was received by Kat requesting copies of documents and other (very out-dated) comments. Kat has forwarded the email and other communications to the lawyers.

Action: Once the letter has been received from the lawyers, Kat to endorse the final letter request the lawyers to send it to Citify at the earliest.

Item 5 Car Lift Task Force need for change (Kat)

Kat provided an update from the Car Lift Task Force. The Management Committee acknowledged the work of the car lift task force, in particular a big thank you to Hung (302) for the work and efforts he has been doing to free people and their cars from the lift when it has stopped working, through to chasing up the repairs and consulting with the technicians on the upcoming maintenance plan.

The car lift is scheduled (and budgeted for) a two-week shut-down in August, to replace the seals etc. This is a maintenance plan that must be done every five years. Further discussions are being had with the engineers and technicians on what improvement could be made to the car lift that would reduce the issues. In the meantime, attempts are being made to get the car lift up and running for the next few weeks until the major shut-down occurs. If safety concerns prevent the car lift being operable during this time then the car lift may get closed until the major repairs are completed.

Discussions continued about the possibility of parking permits e.g. resident parking permits for the car park in Dunn Street etc. It was the general view that each person would need to individually apply for a parking permit.

It was noted that improvements had already been made with the car lift through the great work of the Car Lift Task Force with a significant reduction in the costs. It is anticipated these improvements will further reduce costs and we can then review the dependency we have on the Task Force and look at how we can improve that.

Action: Kat to provide David with the make and model details of the car lift so that David can carry out further research.

Action: Margo to check with Adelaide City Council on options for a temporary parking permit and what the costs would be.

Item 6 Miscellaneous

6.1 Prioritising Next Issues

Discussion was had on tackling the other issues and what order of priority will be following the completed actions on the Defects.

UNOFFICIAL

**Botten and Bowser Apartments
69-71 Melbourne Street, North Adelaide**

Management Committee Meeting Minutes

It was proposed the future needs of the car lift and what preparation should be put in place to address these needs should be the next priority.

Action: Stella to check (with Mark) what was set aside in the budget/insurance for a replacement car lift.

Action: Committee to consider what strategy is needed when it comes to replacing the car lift.

Finding a back up power source for the water pumps was suggested as a priority. The water pumps are electrically operated and when there is a power failure, the pumps cease to work. During these times the apartments do not have access to water e.g. bathroom, toilet, kitchen, laundry.

Meeting closed: 8.06pm

UNOFFICIAL

Botten and Bowser Management Committee Minutes

Date: Monday 27 July 2026

Time: 6.30pm

Attendance (via email): Bernadette (Minutetaker) (404); Glenn (404); Kat (Presiding Officer)(401); Margot (Treasurer) (403); David (702); Margaret (702); Stella (504)

Absent: Rosie (501)

Item 1

It was proposed that the Management Committee endorse the payment of a one-off honorarium of \$1,000 to Hung in recognition of the work and services he has provided in his role of heading up the Car Lift Task Force and the considerable savings this has resulted in.

A vote was taken - 7 votes for, 1 absentee. CARRIED



Summary Financial Statement

Community Corporation 42857 Inc.
Address: 69 Melbourne Street North Adelaide, South Australia 5006
ABN: 60401449470

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STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 24/11/2023 AND 23/11/2024

	ADMIN	SINKING	TOTAL
INCOME			
Access & Door Key/Swipe Cards	\$30.00	-	\$30.00
Admin Fund Levy	\$138,466.18	-	\$138,466.18
Interest on Overdue Levies	\$103.75	-	\$103.75
Interest Received	\$1,589.46	-	\$1,589.46
Sinking Fund Levy	-	\$13,630.68	\$13,630.68
Special Levy (Admin Fund)	\$650.00	-	\$650.00
TOTAL INCOME	\$140,839.39	\$13,630.68	\$154,470.07
OUTGOINGS			
Additional Site Visit/Inspection	\$360.00	-	\$360.00
Admin & Sinking Fund Levy	\$63,672.17	-	\$63,672.17
Audit	\$680.20	-	\$680.20
BAS Preparing of Accounts & Lodgement	\$830.00	-	\$830.00
Building / Engineer Reports	\$4,450.00	-	\$4,450.00
Building Repairs & Maintenance	\$5,379.99	-	\$5,379.99
Car Stacker Repairs & Maintenance	\$23,841.72	-	\$23,841.72
Caretaking	\$26,258.90	-	\$26,258.90
Debt Recovery Fees	\$372.00	-	\$372.00
Defect Management	\$770.00	-	\$770.00
Disbursements	\$2,981.38	-	\$2,981.38
Final Fee Notice	(\$33.91)	-	(\$33.91)
GST Payment / Refund	\$6,694.00	-	\$6,694.00
Gutter Cleaning	\$175.32	-	\$175.32
Insurance Claim Excess	\$500.00	-	\$500.00
Lift Phone	\$897.60	-	\$897.60
Lift Service Contract	\$9,219.15	-	\$9,219.15
Meeting Fees	\$2,008.17	-	\$2,008.17
Owner Overdue Account Fee	\$22.00	-	\$22.00
Plans from LTO to Body Corporate	\$55.00	-	\$55.00
Plumbing Repairs & Maintenance	\$418.00	-	\$418.00
Public Officer	\$130.00	-	\$130.00
Sinking Fund Analysis	\$951.00	-	\$951.00
Tax Return	\$215.00	-	\$215.00



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STRATA DATA

WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$150,976.69		\$150,976.69

SUMMARY

OPENING BALANCE AS AT 24/11/2023	\$36,610.13	\$9,941.89	\$46,552.02
TOTAL INCOME	\$140,839.39	\$13,630.68	\$154,470.07
TOTAL OUTGOINGS	\$150,976.69	\$0.00	\$150,976.69
CLOSING BALANCE AS AT 23/11/2024	\$26,472.83	\$23,572.57	\$50,045.40
NET SURPLUS	(\$10,137.30)	\$13,630.68	\$3,493.38



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STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 24/11/2023 AND 23/11/2024

	ADMIN	SINKING	TOTAL
INCOME			
Access & Door Key/Swipe Cards	\$30.00	-	\$30.00
Admin Fund Levy	\$138,466.18	-	\$138,466.18
Interest on Overdue Levies	\$103.75	-	\$103.75
Interest Received	\$1,589.46	-	\$1,589.46
Sinking Fund Levy	-	\$13,630.68	\$13,630.68
Special Levy (Admin Fund)	\$650.00	-	\$650.00
TOTAL INCOME	\$140,839.39	\$13,630.68	\$154,470.07
OUTGOINGS			
Additional Site Visit/Inspection	\$360.00	-	\$360.00
Admin & Sinking Fund Levy	\$63,672.17	-	\$63,672.17
Audit	\$680.20	-	\$680.20
BAS Preparing of Accounts & Lodgement	\$830.00	-	\$830.00
Building / Engineer Reports	\$4,450.00	-	\$4,450.00
Building Repairs & Maintenance	\$5,379.99	-	\$5,379.99
Car Stacker Repairs & Maintenance	\$23,841.72	-	\$23,841.72
Caretaking	\$26,258.90	-	\$26,258.90
Debt Recovery Fees	\$372.00	-	\$372.00
Defect Management	\$770.00	-	\$770.00
Disbursements	\$2,981.38	-	\$2,981.38
Final Fee Notice	(\$33.91)	-	(\$33.91)
GST Payment / Refund	\$6,694.00	-	\$6,694.00
Gutter Cleaning	\$175.32	-	\$175.32
Insurance Claim Excess	\$500.00	-	\$500.00
Lift Phone	\$897.60	-	\$897.60
Lift Service Contract	\$9,219.15	-	\$9,219.15
Meeting Fees	\$2,008.17	-	\$2,008.17
Owner Overdue Account Fee	\$22.00	-	\$22.00
Plans from LTO to Body Corporate	\$55.00	-	\$55.00
Plumbing Repairs & Maintenance	\$418.00	-	\$418.00
Public Officer	\$130.00	-	\$130.00
Sinking Fund Analysis	\$951.00	-	\$951.00
Tax Return	\$215.00	-	\$215.00



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STRATA DATA

WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$150,976.69		\$150,976.69

SUMMARY

OPENING BALANCE AS AT 24/11/2023	\$36,610.13	\$9,941.89	\$46,552.02
TOTAL INCOME	\$140,839.39	\$13,630.68	\$154,470.07
TOTAL OUTGOINGS	\$150,976.69	\$0.00	\$150,976.69
CLOSING BALANCE AS AT 23/11/2024	\$26,472.83	\$23,572.57	\$50,045.40
NET SURPLUS	(\$10,137.30)	\$13,630.68	\$3,493.38



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Community Corporation 42857 Inc.

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STRATA DATA

INCOME & EXPENDITURE STATEMENT

BETWEEN 24/11/2023 AND 23/08/2024

	ADMIN	SINKING	TOTAL
INCOME			
Access & Door Key/Swipe Cards	\$30.00	-	\$30.00
Admin Fund Levy	\$102,436.06	-	\$102,436.06
Interest on Overdue Levies	\$82.60	-	\$82.60
Interest Received	\$1,157.46	-	\$1,157.46
Sinking Fund Levy	-	\$9,966.83	\$9,966.83
Special Levy (Admin Fund)	\$590.00	-	\$590.00
TOTAL INCOME	\$104,296.12	\$9,966.83	\$114,262.95
OUTGOINGS			
Additional Site Visit/Inspection	\$360.00	-	\$360.00
Admin & Sinking Fund Levy	\$46,585.38	-	\$46,585.38
BAS Preparing of Accounts & Lodgement	\$830.00	-	\$830.00
Building / Engineer Reports	\$4,450.00	-	\$4,450.00
Building Repairs & Maintenance	\$5,250.96	-	\$5,250.96
Car Stacker Repairs & Maintenance	\$19,086.72	-	\$19,086.72
Caretaking	\$18,025.70	-	\$18,025.70
Debt Recovery Fees	\$372.00	-	\$372.00
Defect Management	\$770.00	-	\$770.00
Disbursements	\$2,291.68	-	\$2,291.68
GST Payment / Refund	\$3,993.00	-	\$3,993.00
Gutter Cleaning	\$175.32	-	\$175.32
Lift Phone	\$673.20	-	\$673.20
Lift Service Contract	\$7,363.72	-	\$7,363.72
Meeting Fees	\$1,655.67	-	\$1,655.67
Owner Overdue Account Fee	\$22.00	-	\$22.00
Plans from LTO to Body Corporate	\$55.00	-	\$55.00
Plumbing Repairs & Maintenance	\$418.00	-	\$418.00
Public Officer	\$130.00	-	\$130.00
Sinking Fund Analysis	\$951.00	-	\$951.00



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STRATA DATA

WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$113,588.35		\$113,588.35

SUMMARY

OPENING BALANCE AS AT 24/11/2023	\$36,610.13	\$9,941.89	\$46,552.02
TOTAL INCOME	\$104,296.12	\$9,966.83	\$114,262.95
TOTAL OUTGOINGS	\$113,588.35	\$0.00	\$113,588.35
CLOSING BALANCE AS AT 23/08/2024	\$27,317.90	\$19,908.72	\$47,226.62
NET SURPLUS	(\$9,292.23)	\$9,966.83	\$674.60



Summary Financial Statement

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STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 24/11/2024 AND 23/11/2025

	ADMIN	SINKING	TOTAL
INCOME			
Access & Door Key/Swipe Cards	\$90.00	-	\$90.00
Admin Fund Levy	\$165,855.79	-	\$165,855.79
Interest on Overdue Levies	\$108.21	-	\$108.21
Interest Received	\$1,847.11	-	\$1,847.11
Sinking Fund Levy	-	\$26,236.98	\$26,236.98
Special Levy (Admin Fund)	\$165.07	-	\$165.07
TOTAL INCOME	\$168,066.18	\$26,236.98	\$194,303.16
OUTGOINGS			
Admin & Sinking Fund Levy	\$100,979.12	-	\$100,979.12
Audit	\$699.20	-	\$699.20
BAS Preparing of Accounts & Lodgement	\$865.00	-	\$865.00
Building Repairs & Maintenance	\$3,425.17	-	\$3,425.17
Car Stacker Repairs & Maintenance	\$24,074.78	-	\$24,074.78
Caretaking	(\$1,135.86)	-	(\$1,135.86)
Carpet Cleaning	\$1,749.00	-	\$1,749.00
Debt Recovery Fees	\$258.00	-	\$258.00
Disbursements	\$3,180.61	-	\$3,180.61
Final Fee Notice	(\$34.38)	-	(\$34.38)
Fire Monitoring Contract	\$1,279.80	-	\$1,279.80
GST Payment / Refund	\$11,878.00	-	\$11,878.00
Income Tax Payment / Refund	\$247.87	-	\$247.87
Internet Expenses	\$868.57	-	\$868.57
Legal Fees	\$440.00	-	\$440.00
Lift Phone	\$897.60	-	\$897.60
Lift Repairs & Maintenance	\$646.80	-	\$646.80
Lift Service Contract	\$7,623.67	-	\$7,623.67
Meeting Fees	\$916.50	-	\$916.50
Owner Overdue Account Fee	(\$47.00)	-	(\$47.00)
Plumbing Repairs & Maintenance	\$1,253.73	-	\$1,253.73
Public Officer	\$134.00	-	\$134.00
Tax Return	\$221.00	-	\$221.00



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STRATA DATA

WHS Compliance	\$135.00	-	\$135.00
TOTAL OUTGOINGS	\$160,556.18		\$160,556.18

SUMMARY

OPENING BALANCE AS AT 24/11/2024	\$26,012.72	\$23,572.57	\$49,585.29
TOTAL INCOME	\$168,066.18	\$26,236.98	\$194,303.16
TOTAL OUTGOINGS	\$160,556.18	\$0.00	\$160,556.18
CLOSING BALANCE AS AT 23/11/2025	\$33,522.72	\$49,809.55	\$83,332.27
NET SURPLUS	\$7,510.00	\$26,236.98	\$33,746.98



Summary Financial Statement

Community Corporation 42857 Inc.
Address: 69 Melbourne Street North Adelaide, South Australia 5006
ABN: 60401449470

Version: 03.10.01

Date Printed 24/04/2024

Page 1

STRATA DATA

INCOME & EXPENDITURE STATEMENT BETWEEN 24/11/2023 AND 23/04/2024

	ADMIN	SINKING	TOTAL
INCOME			
Access & Door Key/Swipe Cards	\$30.00	-	\$30.00
Admin Fund Levy	\$59,774.50	-	\$59,774.50
Interest on Overdue Levies	\$17.59	-	\$17.59
Interest Received	\$560.23	-	\$560.23
Sinking Fund Levy	-	\$5,525.54	\$5,525.54
Special Levy (Admin Fund)	\$470.00	-	\$470.00
TOTAL INCOME	\$60,852.32	\$5,525.54	\$66,377.86
OUTGOINGS			
Admin & Sinking Fund Levy	\$29,498.59	-	\$29,498.59
BAS Preparing of Accounts & Lodgement	\$410.00	-	\$410.00
Building / Engineer Reports	\$4,450.00	-	\$4,450.00
Building Repairs & Maintenance	\$1,011.35	-	\$1,011.35
Car Stacker Repairs & Maintenance	\$12,684.72	-	\$12,684.72
Caretaking	\$8,398.50	-	\$8,398.50
Debt Recovery Fees	\$744.00	-	\$744.00
Defect Management	\$540.00	-	\$540.00
Disbursements	\$1,372.08	-	\$1,372.08
Final Fee Notice	\$99.00	-	\$99.00
GST Payment / Refund	\$1,397.00	-	\$1,397.00
Gutter Cleaning	\$175.32	-	\$175.32
Lift Phone	\$448.80	-	\$448.80
Lift Service Contract	\$5,576.22	-	\$5,576.22
Meeting Fees	\$945.00	-	\$945.00
Owner Overdue Account Fee	\$66.00	-	\$66.00
Plans from LTO to Body Corporate	\$55.00	-	\$55.00
Sinking Fund Analysis	\$951.00	-	\$951.00



Summary Financial Statement

Community Corporation 42857 Inc.
Address: 69 Melbourne Street North Adelaide, South Australia 5006
ABN: 60401449470

Version: 03.10.01

Date Printed 24/04/2024

Page 2

STRATA DATA

WHS Compliance	\$129.00	-	\$129.00
TOTAL OUTGOINGS	\$68,951.58		\$68,951.58

SUMMARY

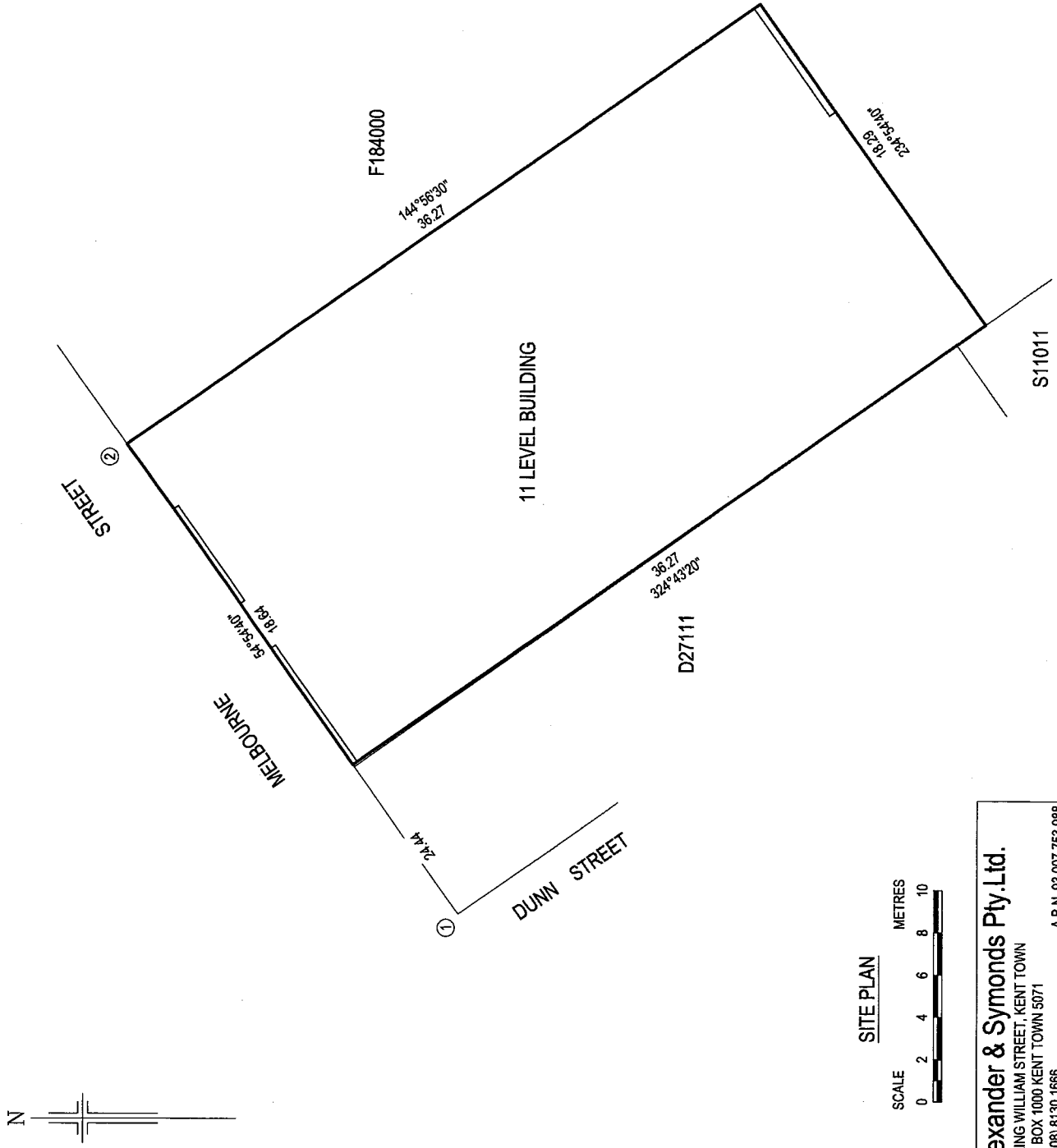
OPENING BALANCE AS AT 24/11/2023	\$36,610.13	\$9,941.89	\$46,552.02
TOTAL INCOME	\$60,852.32	\$5,525.54	\$66,377.86
TOTAL OUTGOINGS	\$68,951.58	\$0.00	\$68,951.58
CLOSING BALANCE AS AT 23/04/2024	\$28,510.87	\$15,467.43	\$43,978.30
NET SURPLUS	(\$8,099.26)	\$5,525.54	(\$2,573.72)

PURPOSE:	SECONDARY COMMUNITY STRATA			AREA NAME:	NORTH ADELAIDE		APPROVED:	 C42857		
MAP REF:	6628/42/A			COUNCIL:	THE CORPORATION OF THE CITY OF ADELAIDE		DEPOSITED:	27/10/2022		
LAST PLAN:	C42856			DEVELOPMENT NO: 020/CO24/19/001/64735		SHEET 1 OF 14 114804_text_01_v07_Version_7				
AGENT DETAILS:		ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		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 14th day of October 2022 Mark Antony Peter Williams Licensed Surveyor				
AGENT CODE:		ALSY								
REFERENCE:		20A1766LT-COM2/C								
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PT CT	5301	200		LOT(S)	2	C	42856	YATALA		
PT CT	5301	449		LOT(S)	2	C	42856	YATALA		
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION		
ANNOTATIONS: PRIMARY PLAN IS C42856 AMENDMENT TO THE LAST PLAN REFERENCE VIDE PR 13909580 PRO RG 03/11/2022										

SHEET 2 OF 14

114804_pland_1_V06_Version_7

BEARING DATUM:	(1) - (2)	54°54'40"
DERIVATION:	F255078	ADOPTED
DRAWING SCALE FACTOR:	1	
ORIGIN POINT:	(2)	
TOTAL AREA:		674m ²



SITE PLAN

A vertical scale bar is located on the left side of the page. It is labeled 'SCALE' at the top and 'METRES' at the bottom. The scale has markings at 0, 2, 4, 6, 8, and 10.

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666 A.B.N. 93 007 753 988

Tel (08) 8130 1666 A.B.N. 93 007 753 988
REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

REFERENCE 20
MW 26/08/2022

C42857

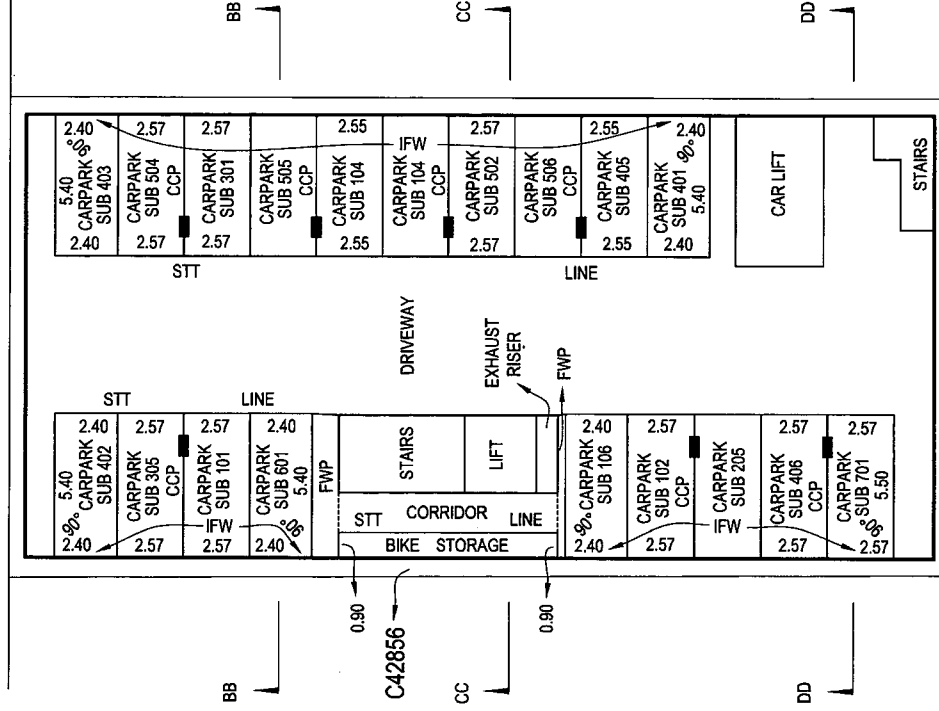
SHEET 3 OF 14

114804_pland_2_V06_Version_7

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

LEGEND	
■	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
IFW	INSIDE FACE OF WALL
STT	STRAIGHT

MELBOURNE STREET



LEVEL 1 - BASEMENT B2 FLOOR



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Tel (08) 8130 7666

A.B.N. 93 007 753 988

REFERENCE 20A1766LT-COM2/C SECONDARY RESIDENTIAL

MW 26/08/2022

C42857

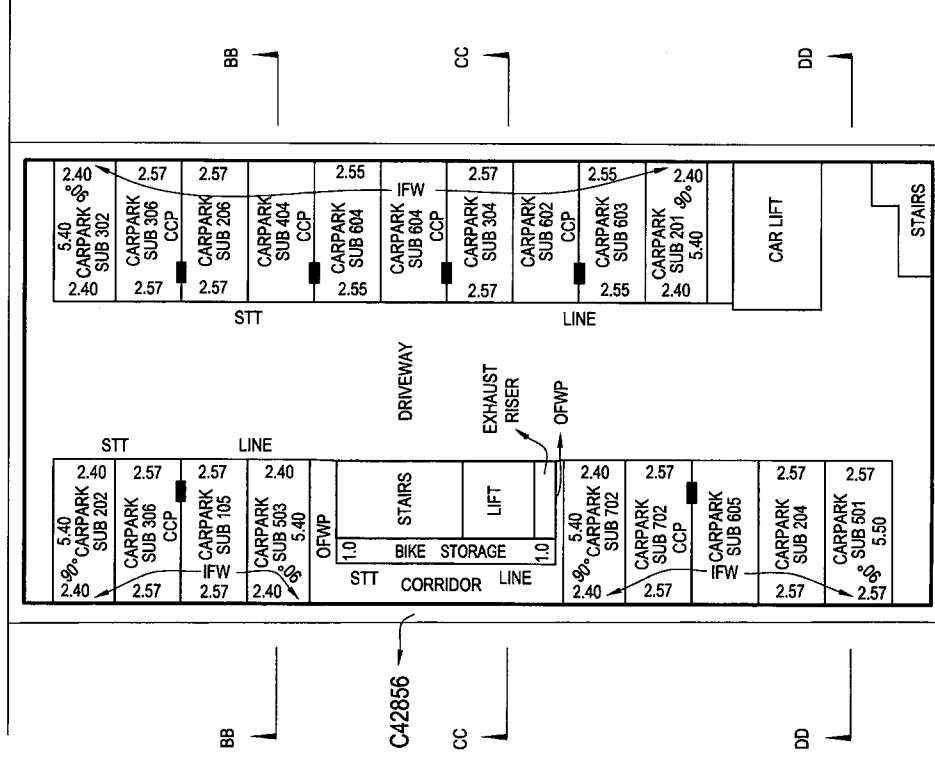
SHEET 4 OF 14

114804_pland_3_V06_Version_7

MELBOURNE STREET

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

LEGEND	
■	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
IFW	INSIDE FACE OF WALL
STT	STRAIGHT



LEVEL 2 - BASEMENT B1 FLOOR



Alexander & Symonds Pty.Ltd.

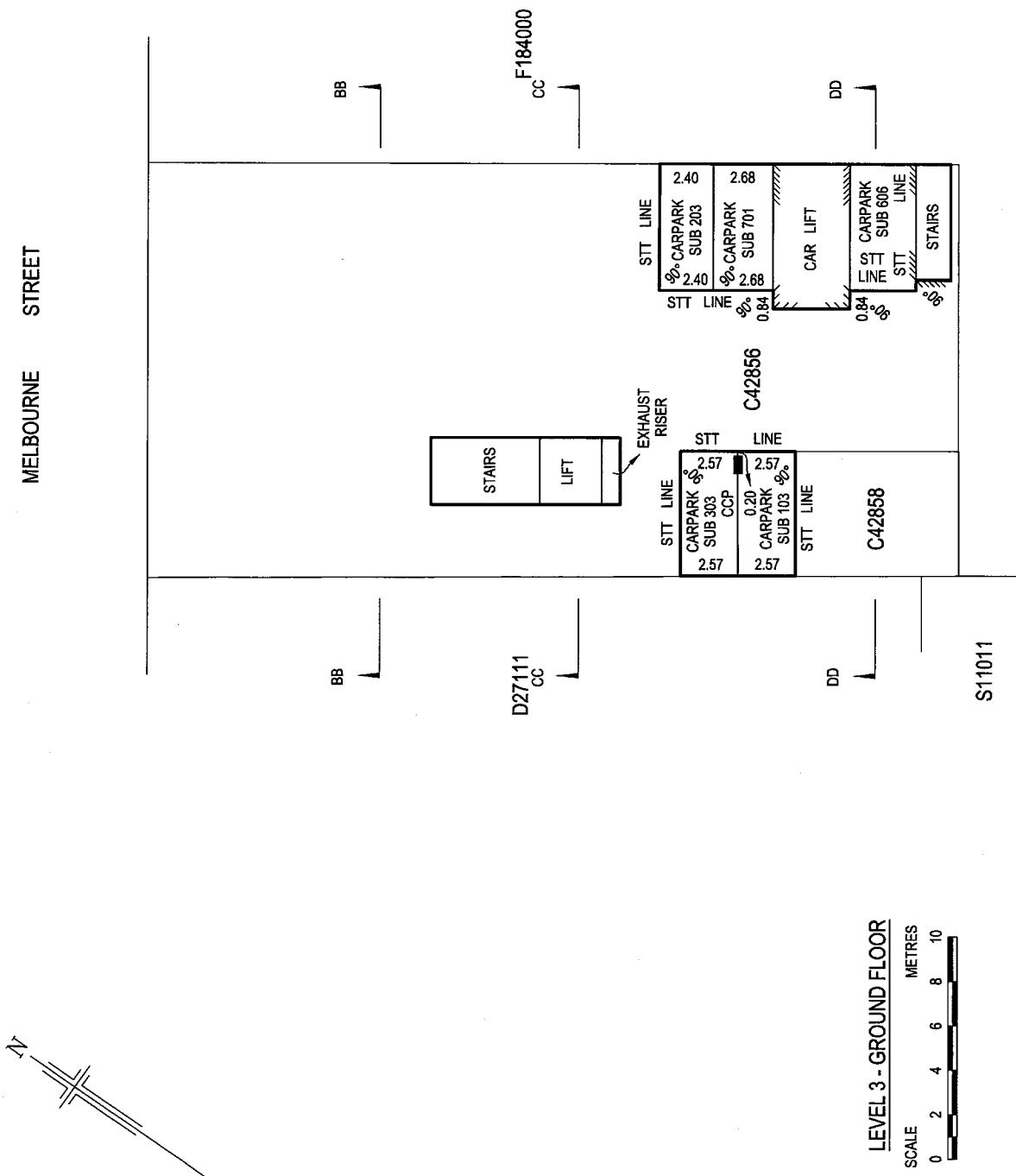
11 KING WILLIAM STREET, KENT TOWN
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Tel (08) 8130 1666
REFERENCE 20A1768LT-COM2(C) SECONDARY RESIDENTIAL
MW 26/08/2022

SHEET 5 OF 14

114804_pland_4_V06_Version_7

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

LEGEND	
■	DENOTES COLUMN
CCP	COLUMN AND CENTRELINE PRODUCED
FWP	FACE OF WALL AND PRODUCTION
IFW	INSIDE FACE OF WALL
STT	STRAIGHT



LEVEL 3 - GROUND FLOOR

A vertical scale bar labeled "SCALE" and "METRES" with markings from 0 to 10.

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REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

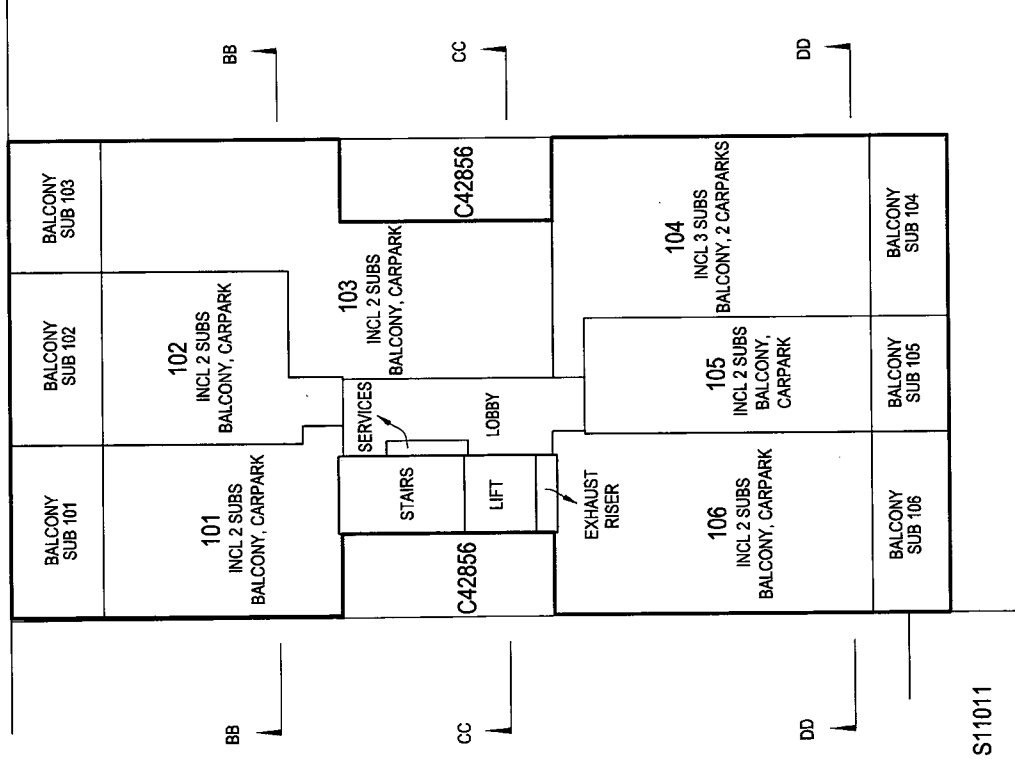
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SHEET 6 OF 14

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MELBOURNE STREET



LEVEL 4 - FIRST FLOOR



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P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 986

REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

NW 26/09/2022

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.8 METRES. BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

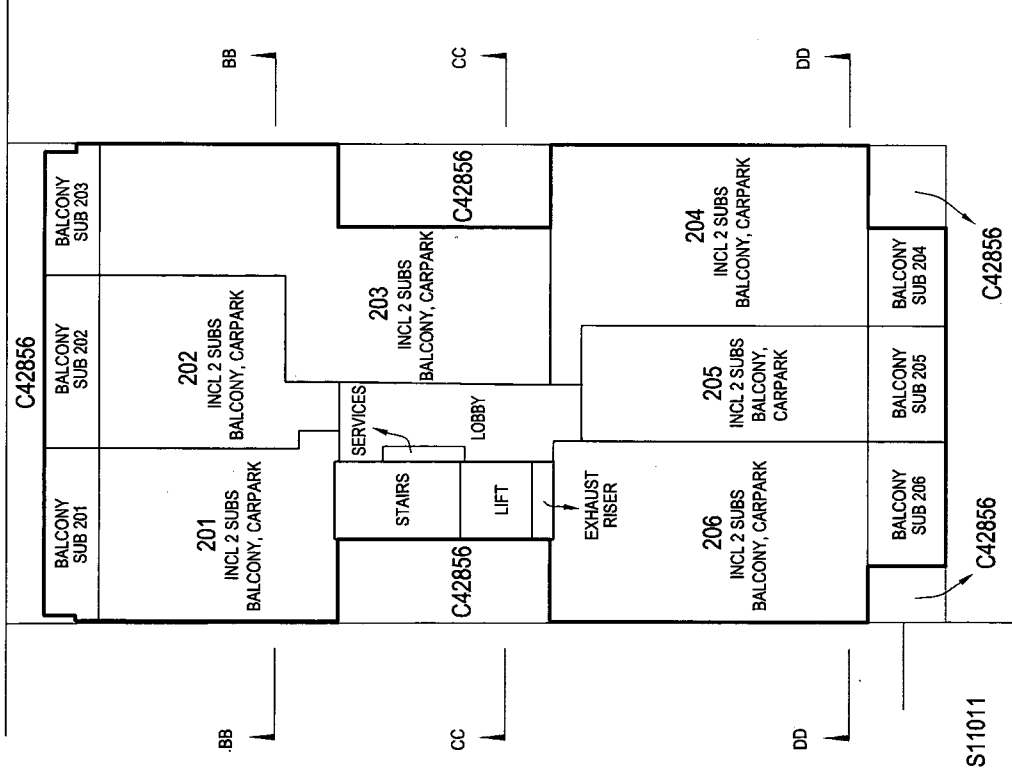
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SHEET 7 OF 14

114804_pland_6_V06_Version_7

THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS BALCONY IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES
SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 5 - SECOND FLOOR



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A.B.N. 93 007 753 988

REFERENCE 20A17681-T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

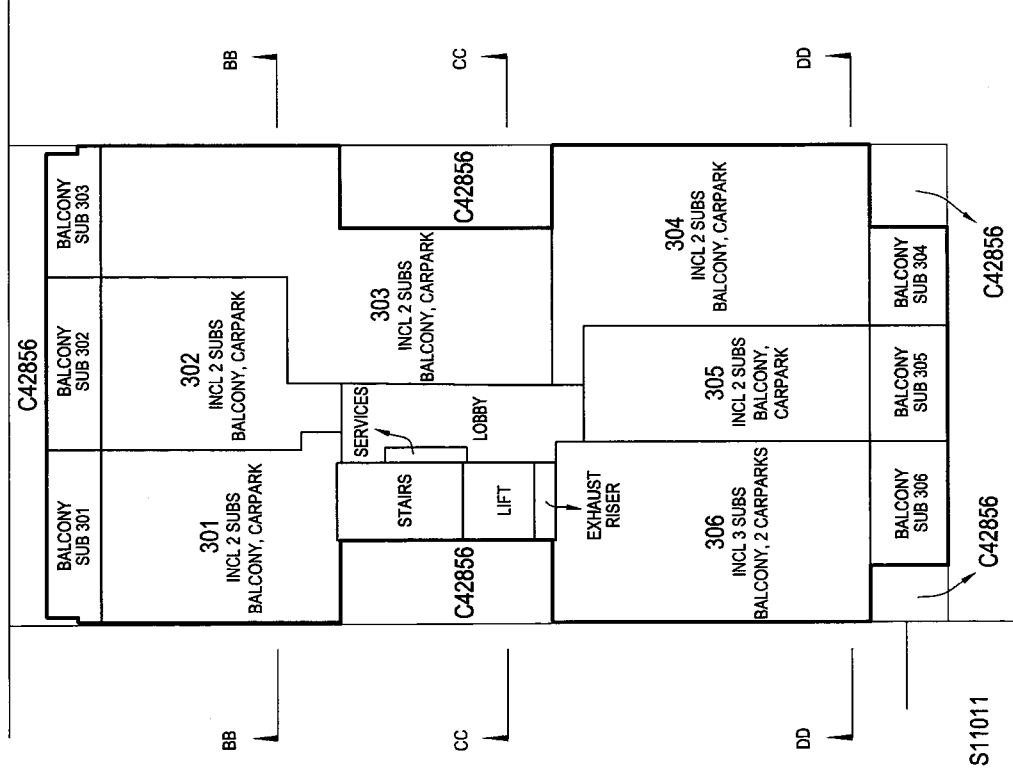
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SHEET 8 OF 14

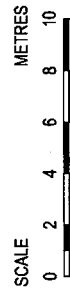
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THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 6 - THIRD FLOOR



Alexander & Symonds Pty Ltd.

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REFERENCE 20A1766L T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

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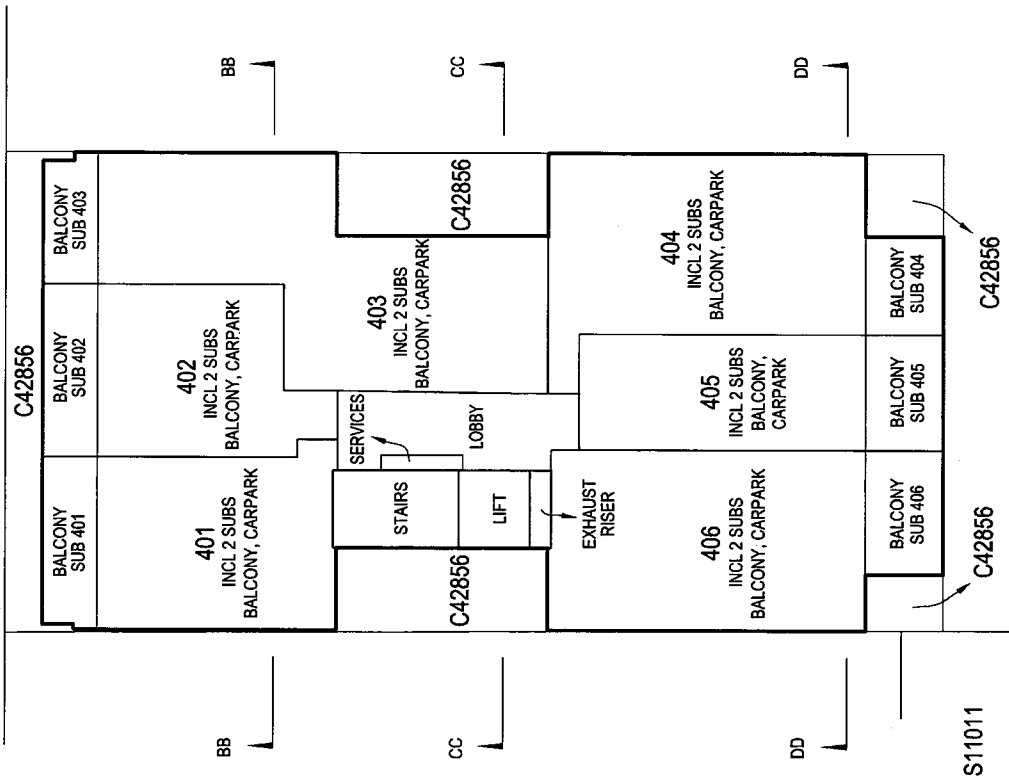
SHEET 9 OF 14

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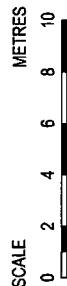
THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS BALCONY IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.

BOUNDARIES BETWEEN LOT SUBSIDIARIES
SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 7 - FOURTH FLOOR



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REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

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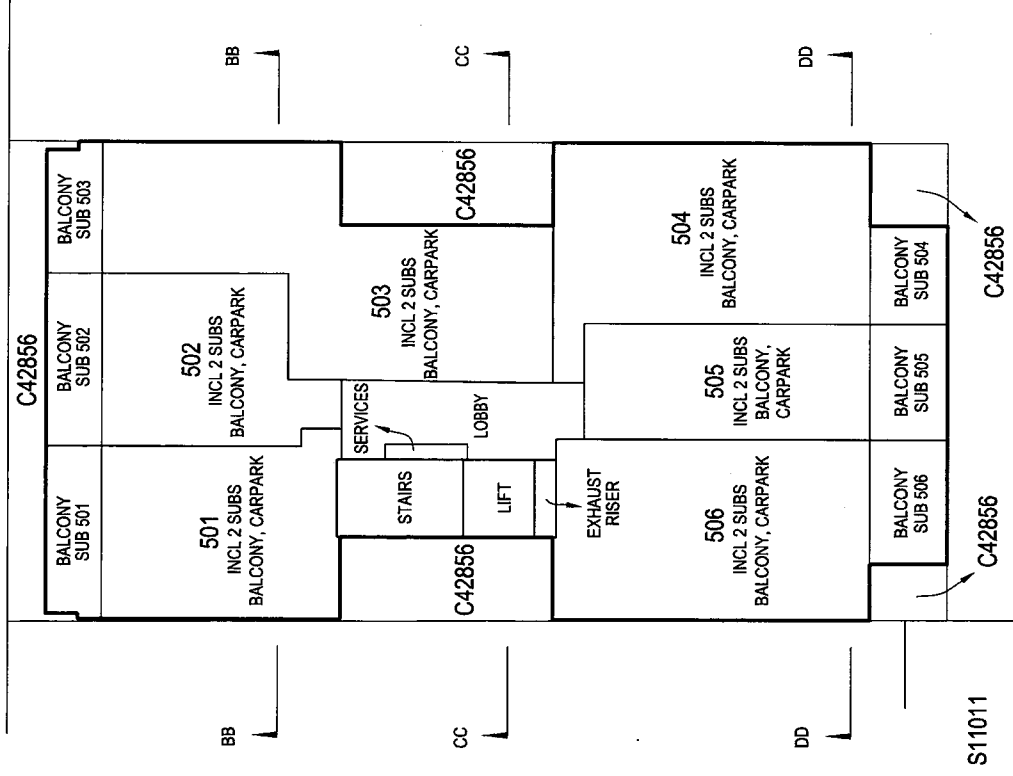
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SHEET 10 OF 14

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THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS BALCONY IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES
SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 8 - FIFTH FLOOR



Alexander & Symonds Pty.Ltd.

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REFERENCE: 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

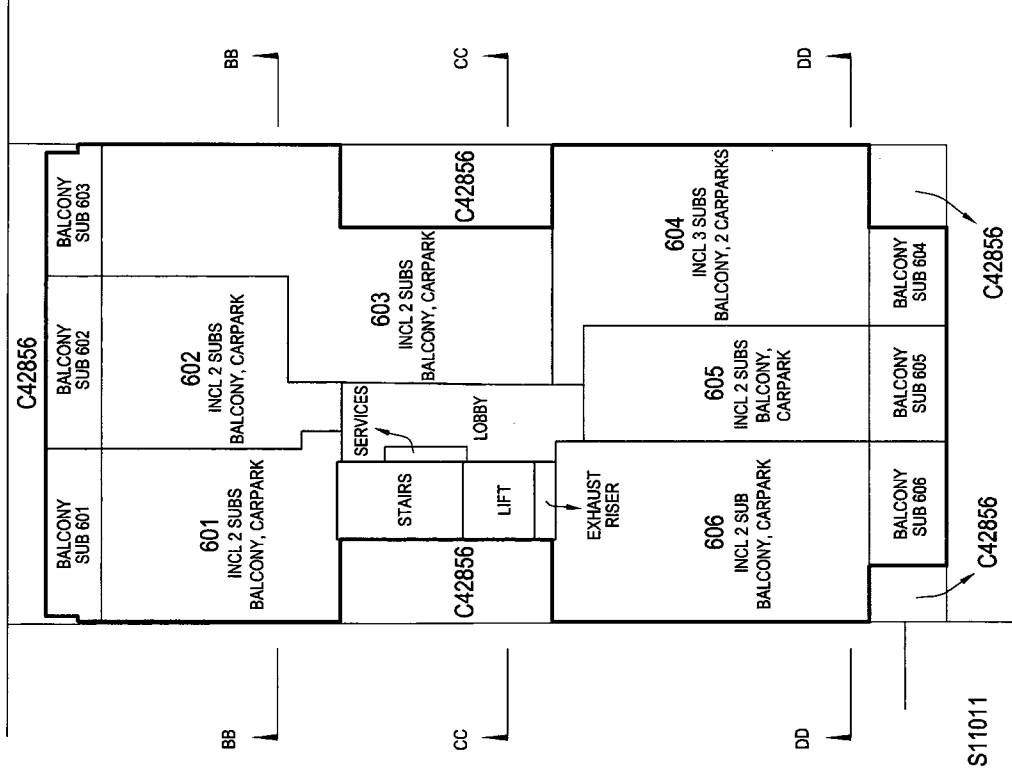
C42857

SHEET 11 OF 14

114804_pland_10_V06_Version_7

THE UPPER LIMIT OF A LOT SUBSIDIARY SHOWN AS BALCONY IS 2.8 METRES ABOVE THE UPPER SURFACE OF THE BALCONY UNLESS LIMITED IN HEIGHT TO THE UNDERSIDE OF OVERHANGING STRUCTURES BELOW 2.8 METRES.
BOUNDARIES BETWEEN LOT SUBSIDIARIES SHOWN AS BALCONY ARE WALLS.

MELBOURNE STREET



LEVEL 9 - SIXTH FLOOR



Alexander & Symonds Pty.Ltd.

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Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A17661.T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

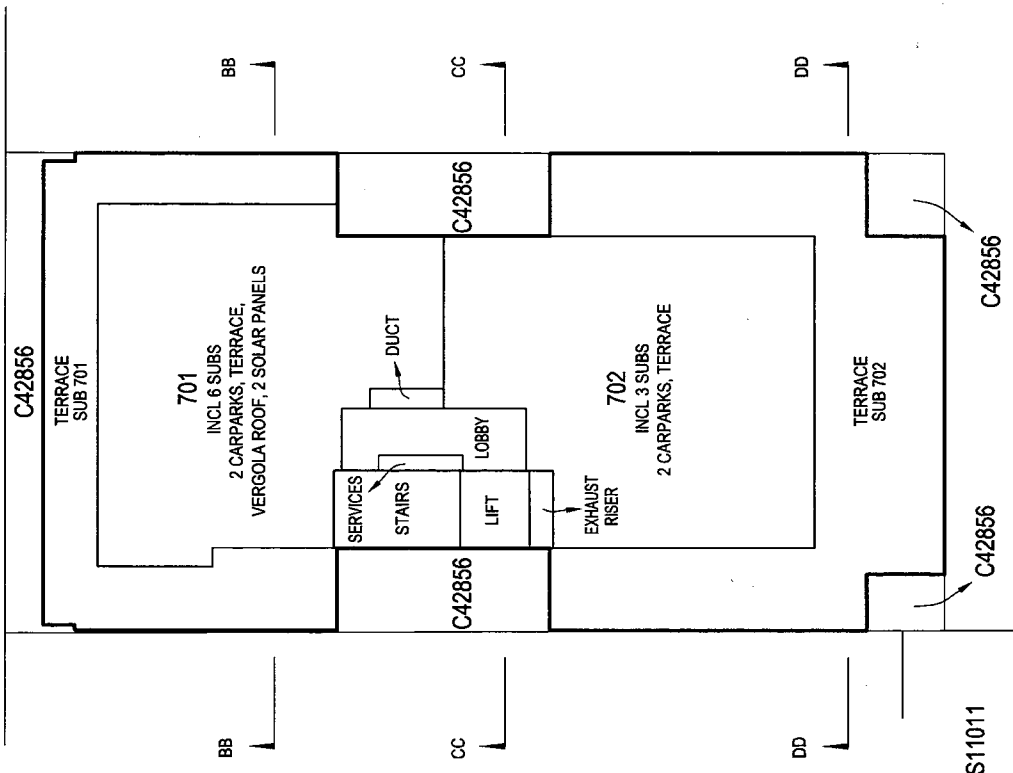
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SHEET 12 OF 14

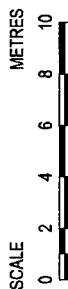
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THE UPPER LIMIT OF A LOT SUBSIDIARY
SHOWN AS TERRACE IS 2.8 METRES ABOVE
THE UPPER SURFACE OF THE BALCONY
UNLESS LIMITED IN HEIGHT TO THE
UNDERSIDE OF OVERHANGING
STRUCTURES BELOW 2.8 METRES.

MELBOURNE STREET



LEVEL 10 - SEVENTH FLOOR



Alexander & Symonds Pty Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1768L T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

C42857

SHEET 13 OF 14

114804_pland_12_V06_Version_7

MELBOURNE STREET

C42856

SOLAR PANELS
SUB 701

SOLAR PANELS
SUB 701

VERGOLA ROOF
SUB 701

C45856

BB

CC

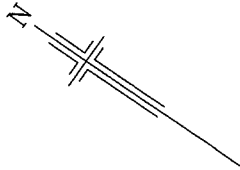
DD

BB

CC

DD

S11011



LEVEL 11 - ROOF



THE LOWER AND UPPER LIMITS OF A LOT
SUBSIDIARY SHOWN AS VERGOLA ROOF ARE
UNDERSIDE OF VERGOLA ROOF AND THE UPPER
SURFACE OF VERGOLA ROOF RESPECTIVELY.

THE LOWER AND UPPER SURFACE OF A LOT
SUBSIDIARY SHOWN AS SOLAR PANELS IS THE
UPPER SURFACE OF ROOF AND 2.40 METRES
ABOVE SAME, RESPECTIVELY.

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.

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

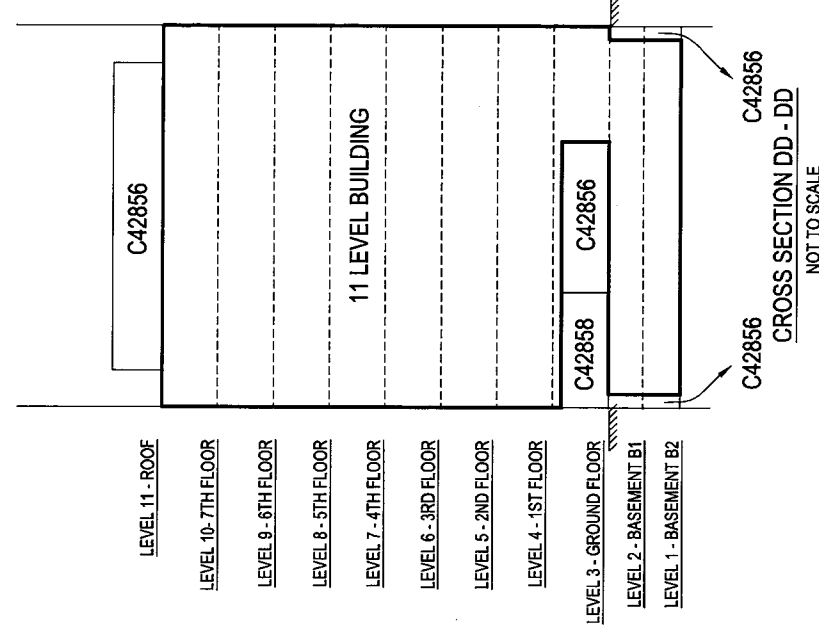
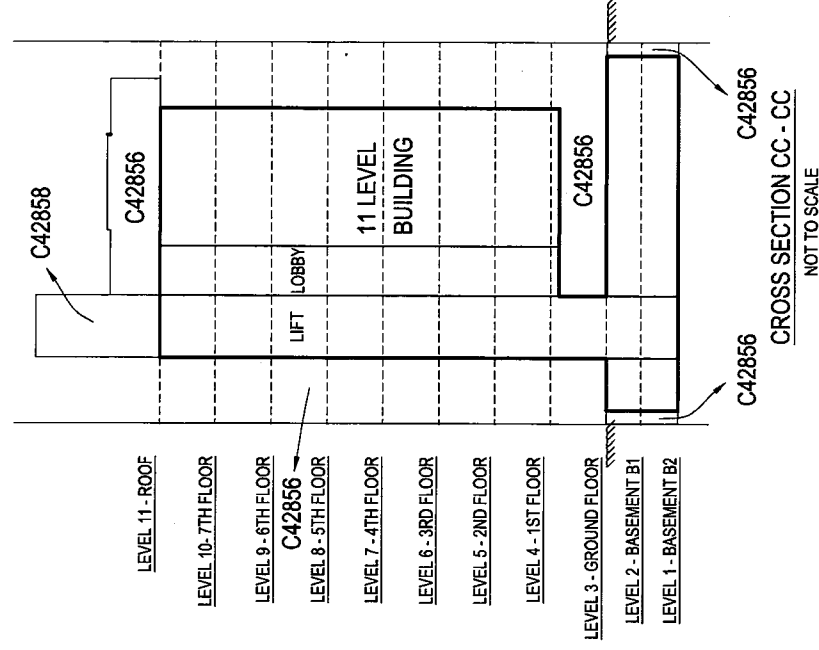
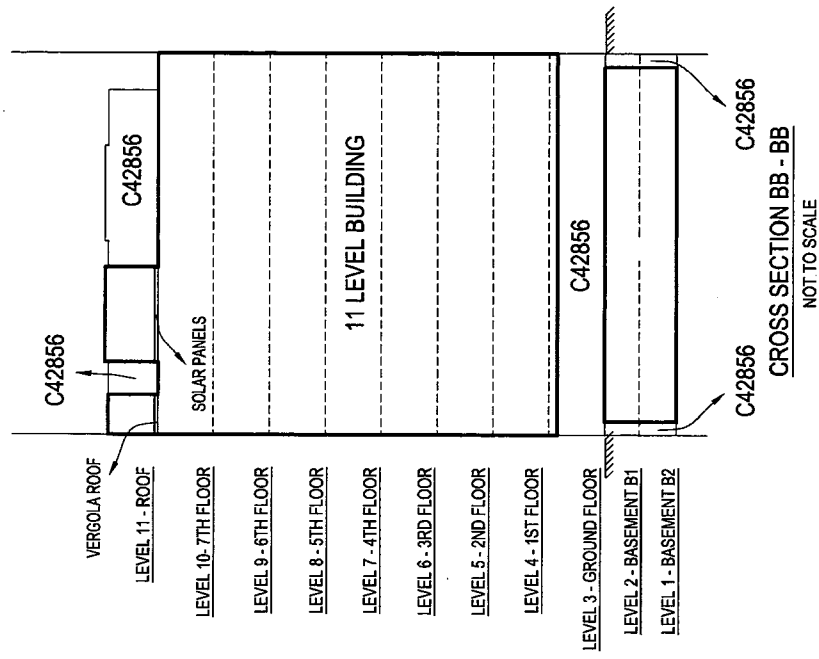
P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1766L T-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022



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REFERENCE 20A1766LT-COM2(C) SECONDARY RESIDENTIAL

MW 26/08/2022

A.B.N. 93 007 753 988

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42857

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
101	205	
102	180	
103	255	
104	260	
105	200	
106	250	
201	200	
202	180	
203	255	
204	260	
205	180	
206	260	
301	205	
302	185	
303	255	

SHEET

1

OF

3

ACCEPTED

27.10.2022


REGISTRAR-GENERAL

DEV. No

020/2024/19

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 26th day of September 2022


Signature of Land Valuer

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C42857

SHEET 2 OF 3

ACCEPTED 27.10.2022

B. S. S. S.
REGISTRAR-GENERAL
P25

DEV No 020/2024/19

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
304	260	
305	185	
306	260	
401	205	
402	185	
403	265	
404	260	
405	180	
406	280	
501	245	
502	200	
503	295	
504	290	
505	185	
506	295	

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 26th day of September 2022

Mark Robins
Signature of Land Valuer

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
601	265	
602	185	
603	330	
604	295	
605	190	
606	335	
701	685	
702	795	
AGGREGATE	10000	

COMMUNITY PLAN NUMBER

C42857

SHEET 3 OF 3

ACCEPTED 27.10.2022

Deborah

REGISTRAR-GENERAL
P20

DEV. No 020/2024/19

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 26th day of September 2022

Mark Robins
Signature of Land Valuer



Sinking Fund Forecast

Botten and Bowser (CC 42857 Inc)



Scheme Number: CC 42857

COMPILED BY Peter Greenham

On December 01 2023

15 Years Starting at : Nov 03 2023

Reference Number V16: 92031

Independent Inspections
ABN 645 8817 4085
T 1300 857 149
M 0402 259 479
E admin@iigi.com.au
W www.iigi.com.au

FORECAST REPORT CONTENTS

INTRODUCTION	2
LOCATION OF PROPERTY.....	2
PROPOSED LEVIES	2
METHODOLOGY	3
ANNUAL BALANCE FORECAST, EXPENDITURE AND CONTRIBUTIONS	4
FORECAST OF SINKING FUND COSTS,INCOME AND BANK BALANCE	5
YEARLY TABLE OF EXPENDITURE	6
FORECAST EXPENDITURE BY BUILDING AREA.....	9
REPORT NOTES	11

INTRODUCTION

In accordance with your instructions we have carried out an inspection of the property in order to determine a Forecast to assist the managers and owners in setting the appropriate fees to cover the building maintenance costs.

LOCATION OF PROPERTY

69 Melbourne St, North Adelaide

PROPOSED LEVIES

We have estimated that the proposed levies in this report will be adequate to meet projected costs, not traditionally in the administration fund.

We recommend that the forecast be regularly updated to ensure that an accurate assessment of the building and facilities management and to incorporate into the forecast any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per entitlement per annum already set is :	\$1.00
Number of Lot/Unit Entitlements:	10000
Opening Balance	\$10,000
The Proposed Sinking Fund levy per entitlement per annum is :	\$1.00

METHODOLOGY

We have adopted a forecast period of this report for 15 Years. However, the items that have an effective life beyond the forecast period are taken into consideration in the calculation of the yearly estimated Sinking Fund Levy, as well as those items less than 15 Years. Sinking Fund Items that are identified in the report have been given a materially effective life at the time of inspection, that relates to it's current condition compared to being replaced or painted. We also suggest that the committee review the forecast on an annual basis to take into account changes to the configuration of the building as the building ages.

The levy income has been determined by forecasting the expected expenditure to maintain the building and the effective life and making an allowance for those items that do not have a set lifespan. The levy income is initially adjusted to smooth the effects of major cost fluctuations given the initial fund balance and income depending on the financial position of the building. Levy income is then generally increased at a rate of 5.2% per annum over the remaining years of the forecast.

Interest receivable on the Sinking Fund Account has been allowed for in the calculation of funds available at a rate of 0.5%. The Interest receivable amount has been determined by using a net rate of 0.5% on the fund balance at the end of the preceding financial year and makes an allowance for charges that may arise. Where the rate is set to 0% it is not anticipated that sufficient interest will be accrued in the forecast period.

Replacement costs have been calculated by the current cost for each item to a standard, the same or better than the original at the time of inspection. These forecast costs are increased each year at a rate of 5.2% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10% per annum has been applied to the forecast costs, it is applied to each item cost in the year the cost that is forecast to occur for allowance of variations from quotations obtained in advance.

The effective life for each item identified is based on its materially effective life at the time of inspection, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

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.

GST has been incorporated to the financials

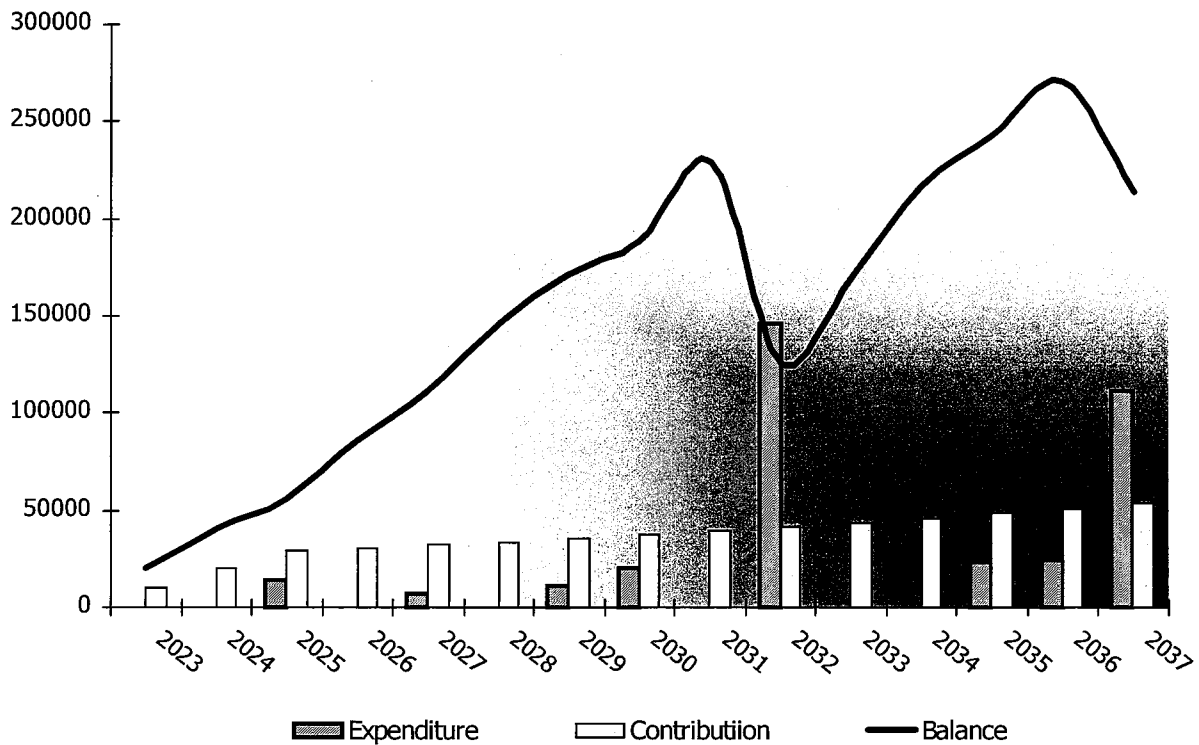
Botten and Bowser (CC 42857 Inc)

ANNUAL BALANCE FORECAST, EXPENDITURE AND CONTRIBUTION

Year		Costs	Income		Annual Fund Balance		Per Entitlement Levy
Life Years	Financial Year Starting	Estimated Expenditure (Inc GST)	Contribution Total P.A. incl 5.20% Inflation	Bank Interest at .50%	Opening Balance (Beginning of Year)	Closing Balance (End of Year)	
1	Nov 23	\$0	\$10,000	50	\$10,000	\$20,050	\$1.00
2	Nov 24	\$0	\$20,000	100	\$20,050	\$40,150	\$2.00
3	Nov 25	\$13,807	\$29,000	201	\$40,150	\$55,544	\$2.90
4	Nov 26	\$0	\$30,508	278	\$55,544	\$86,330	\$3.05
5	Nov 27	\$7,016	\$32,094	432	\$86,330	\$111,840	\$3.21
6	Nov 28	\$0	\$33,763	559	\$111,840	\$146,162	\$3.38
7	Nov 29	\$11,215	\$35,519	731	\$146,162	\$171,197	\$3.55
8	Nov 2030	\$20,511	\$37,366	856	\$171,197	\$188,908	\$3.74
9	Nov 2031	\$0	\$39,309	945	\$188,908	\$229,162	\$3.93
10	Nov 2032	\$145,940	\$41,353	1146	\$229,162	\$125,721	\$4.14
11	Nov 2033	\$0	\$43,503	629	\$125,721	\$169,853	\$4.35
12	Nov 2034	\$0	\$45,765	849	\$169,853	\$216,467	\$4.58
13	Nov 2035	\$22,920	\$48,145	1082	\$216,467	\$242,774	\$4.81
14	Nov 2036	\$23,940	\$50,649	1214	\$242,774	\$270,697	\$5.06
15	Nov 2037	\$111,559	\$53,283	1353	\$270,697	\$213,774	\$5.33

Botten and Bowser (CC 42857 Inc)

FORECAST OF COSTS, INCOME AND BANK BALANCE



The Expected Costs (Expenditure) are a summary of the Yearly Expenses expected in the Forecast Year.

The Income represents the Proposed Levies (Contributions) for Each Financial Year.
The Closing Bank Balance is at the end of the Year, After Costs have been taken Out.

Botten and Bowser (CC 42857 Inc)

YEARLY PROJECTED FORECAST SUMMARY

Year Starting	November 2025	Expense
EXTERNAL FACADE		
- Allowance For Building Repairs		\$7,044
FIXTURES/FITTINGS		
- Replace Emergency Lighting		\$1,550
- Maintain Lighting		\$1,409
MECHANICAL/VENTALATIONS		
- Maintain Fire Hose Reels		\$1,902
- Maintain Fire Extinguishers		\$1,902
Total Forecast Expenditure for year commencing:	November 2025	\$13,807

Year Starting	November 2027	Expense
MECHANICAL/VENTALATIONS		
- Maintain Fire Service Pipework		\$3,118
- Maintain fire pumps/valves		\$3,898
Total Forecast Expenditure for year commencing:	November 2027	\$7,016

Year Starting	November 2029	Expense
EXTERNAL FACADE		
- Maintain Awnings		\$8,627
FIXTURES/FITTINGS		
- Maintain Switchboard/ Electrical		\$2,588
Total Forecast Expenditure for year commencing:	November 2029	\$11,215

Year Starting **November 2030**

Expense

EXTERNAL FACADE		
- Allowance For Building Repairs		\$9,076
FIXTURES/FITTINGS		
- Replace Emergency Lighting		\$1,997
- Maintain Lighting		\$1,815
LOBBY/HALLWAYS		
- Maintain Floor Tiles		\$2,723
MECHANICAL/VENTALATIONS		
- Maintain Fire Hose Reels		\$2,450
- Maintain Fire Extinguishers		\$2,450
Total Forecast Expenditure for year commencing:	November 2030	\$20,511

Year Starting **November 2032**

Expense

EXTERNAL FACADE		
- Replace Balustrades over 20 years		\$10,044
LOBBY/HALLWAYS		
- Repaint Walls		\$91,120
- Repaint Ceiling		\$18,983
- Repaint Door Face		\$15,066
STAIRWELL		
- Repaint Door Face		\$1,687
MECHANICAL/VENTALATIONS		
- Maintain Fire Service Pipework		\$4,018
- Maintain fire pumps/valves		\$5,022
Total Forecast Expenditure for year commencing:	November 2032	\$145,940

Year Starting **November 2035** Expense

EXTERNAL FACADE		
- Allowance For Building Repairs		\$11,694
FIXTURES/FITTINGS		
- Replace Emergency Lighting		\$2,573
- Maintain Lighting		\$2,339
MECHANICAL/VENTALATIONS		
- Maintain Fire Hose Reels		\$3,157
- Maintain Fire Extinguishers		\$3,157
Total Forecast Expenditure for year commencing:	November 2035	\$22,920

Year Starting **November 2036** Expense

EXTERNAL FACADE		
- Maintain Awnings		\$12,302
FIXTURES/FITTINGS		
- Maintain Switchboard/ Electrical		\$3,691
- Maintain/Repair Mail Boxes		\$7,947
Total Forecast Expenditure for year commencing:	November 2036	\$23,940

Year Starting **November 2037** Expense

ROOF		
- Maintain Roof		\$44,261
- Maintain Guttering And Downpipes		\$3,883
MECHANICAL/VENTALATIONS		
- Maintain Fire Service Pipework		\$5,177
- Maintain Lift Interior		\$51,767
- Maintain fire pumps/valves		\$6,471
Total Forecast Expenditure for year commencing:	November 2037	\$111,559

Item	Cost ** (Ex GST)	1st Cycle	2nd Cycle	Condition	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037
EXTERNAL FACADE																			
- Replace Balustrades over 20 years	\$5,000	2032	7	Good										10044					
- Maintain Awnings	\$5,000	2029	7	Good						8627								12302	
- Allowance For Building Repairs	\$5,000	2025	5	Good			7044					9076					11694		
ROOF																			
- Maintain Roof	\$17,100	2037	15	Good															44261
- Maintain Guttering And Downpipes	\$1,500	2037	15	Good															3883
LOBBY/HALLWAYS																			
Repaint Walls	\$45,360	2032	10	Good										91120					
Repaint Ceiling	\$9,450	2032	10	Good										18983					
Repaint Door Face	\$7,500	2032	10	Good										15066					
Maintain Floor Tiles	\$1,500	2030	8	Good								2723							
STAIRWELL																			
Repaint Door Face	\$840	2032	10	Good										1687					
FIXTURES/FITTINGS																			
Maintain Switchboard/ Electrical	\$1,500	2029	7	Good						2588								3691	
Maintain/Repair Mail Boxes	\$3,230	2036	14	Good														7947	
Replace Emergency Lighting	\$1,100	2025	5	Good			1550					1997					2573		
Maintain Lighting	\$1,000	2025	5	Good			1409					1815					2339		

Item	Cost ** (Ex GST)	1st Cycle	2nd Cycle	Condition	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037
MECHANICAL/VENTILATIONS																			
- Maintain Fire Hose Reels	\$1,350	2025	5	Good			1902					2450					3157		
- Maintain Fire Extinguishers	\$1,350	2025	5	Good			1902					2450					3157		
- Maintain Fire Service Pipework	\$2,000	2027	5	Good					3118					4018					5177
- Maintain Lift Interior	\$20,000	2037	16	Good															51767
- Allowance for mechanical upgrade of lift	\$30,000	2039	17	Good															
- Allowance for lift safety upgrades	\$60,000	2041	20	Good															
- Maintain fire pumps/valves	\$2,500	2027	5	Good					3898					5022					6471
	\$222,280						13807		7016		11215	20511		145940			22920	23940	111559

REPORT NOTES -

The replacement costs 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 effort has been made to accurately estimate the costs of the items identified in this report, however if there items were put to tender, it would be expected that the quotations would vary and it is recommended that quotations are sourced as in advance of any anticipated sinking find maintenance costs as possible.

The estimated life of each item is made at the time of the site inspection and the life cycles of each of the items having regard to where the building is located, as buildings in a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This sinking fund is not a building condition survey. 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 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.

COMPILED BY: Peter Greenham

Peter Greenham's Qualifications include:

Associate Diploma (Laboratory Operations), Diploma (Civil Engineering), Diploma (Quality Management), Diploma (Business), Diploma (Training and Assessment), Diploma (Laboratory Technology), Lead Environmental Auditor, National Association of Testing Authorities Technical Assessor for Construction Materials. Member of the Australian Organisation for Quality.

READILY ACCESSIBLE AREA INSPECTED

The inspection covered the Readily Accessible Areas of the property including:

Building Interior, Building Exterior, Roof Exterior, Driveway Areas, The grounds including, landscaping, retaining walls, fences within the property boundaries.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection of the property.

Other Comments

GENERAL CONDITIONS OF ENGAGEMENT**1 CONSULTANT'S RESPONSIBILITIES AND OBLIGATIONS**

1.2 Independent Inspections Pty Ltd ("Consultant") will:

- (a) perform the services ("Services") which it has agreed to perform for its client ("Client") including any variations with due care, skill and diligence;
- (b) comply with the requirements of all legislation, statutory instruments, codes and mandatory standards applicable to the performance of the Services; and
- (c) perform the Services in a timely manner or within an agreed program for the commencement and completion of the Services to the extent that it is within the Consultant's reasonable control to do so

2 PAYMENT

2.1 The Client will pay to the Consultant the agreed fee for the performance of the Services plus related disbursements. If no fee or basis for calculating the fee has been agreed, then the Consultant is entitled to be paid a reasonable fee taking into consideration the Consultant's Schedule of Hourly Rates, By Category, For Fees on a Time Basis, current at the time the Services are performed, a copy of which shall be provided by the Consultant to the Client upon request.

2.2 Tax invoices issued by the Consultant for payment for the Services performed must be paid by the Client within 14 days of receipt, unless otherwise agreed.

2.3 If the Consultant's fees exclude any goods and services tax or the like tax ("GST"), the Client shall also pay to the Consultant the GST applicable to those fees.

2.4 Late payment of fees shall constitute a default and the client shall be a default interest on overdue amounts from the date of payment at a rate of 10% of the amount due each 7 days overdue.

3 VARIATIONS/DOCUMENTS

3.1 The Consultant shall be entitled to be paid a reasonable fee or compensation (including related costs, expenses, loss or damage) for any change required or performed to the Services, unless it is due to a default of the Consultant, as well as a reasonable extension of time to complete the Services as a consequence of the change

4 CLIENT'S RESPONSIBILITIES AND OBLIGATIONS

4.1 The Client agrees prior to placing the order that they have read and agreed to the conditions of engagement and by the placement of the order by phone, fax or email is liable for charges incurred.

4.2 The Client will provide the Consultant with all relevant information and documents relating to the Client's requirements;

4.3 promptly and satisfactorily answer all reasonable enquiries and furnish information requested by the Consultant;

4.4 take all reasonable steps to avoid doing or omitting anything which may delay the Consultant in performing the Services;

4.5 bear the costs of all fees and charges in connection with the performance of the Services including those associated with complying with statutory and regulatory requirements such as permit or approval fees; and

4.6 discharge its obligations reasonably and in good faith.

4.7 An instruction by the Client to vary anything in drawings, specifications or other documents issued previously by the Consultant and complying with this Agreement or where amendments to such documents become necessary or desirable because of circumstances beyond the reasonable control of the Consultant, such instructions or amendments shall be considered to be a change to the Services.

4.8 The Client accepts the risk of using drawings, specifications, reports or any other documents issued by the Consultant in electronic form without requesting and checking them for accuracy against an original hard copy version.

5 DELAY AND EXTENSION OF TIME

5.1 The Consultant will be entitled to a reasonable extension of time for the performance of the Services if the Consultant is delayed in performing the Services

by an act, omission or event beyond the reasonable control of the Consultant.

5.2 If the Consultant is delayed in performing the Services by the Client or its contractors or agents, the Client will pay to the Consultant such costs, expenses,

loss or damage incurred by the Consultant or for which the Consultant is liable due to the delay

6 TERMINATION AND SUSPENSION OF SERVICES

6.1 Where either party commits a breach of this Agreement, the other party may give the defaulting party written notice specifying the breach and the period for its

rectification, which shall not be less than 14 days from the date of service of the notice. If the defaulting party fails to rectify the breach within the period specified

in the notice, the other party may, without further notice, suspend or terminate this Agreement.

6.2 Either party may suspend or terminate this Agreement by written notice to the other party:

(a) Where a party, in the reasonable opinion of the other party suffers or may potentially suffer an adverse or potentially adverse alteration in its financial capacity to function as a solvent business or entity

(b) In the event of any occurrence or threat made by anyone in that is connected with Terrorism or War and in connection with this Agreement.

7 LIABILITY

7.1 The Consultant accepts responsibility for the performance or non-performance of the Services to the extent provided in this Agreement.

7.2 Consultant shall have no liability to the Client for or in connection with any indirect, economic, special or consequential loss or damage including without

limitation; loss of actual or anticipated profit or revenue, business interruption or shutdown, loss of production, delay costs, loss of opportunity, income or rent, financing and holding costs in connection with the Services.

7.3 Notwithstanding any other provision of this Agreement,

(a) to the extent permissible by law, the Consultant will only be liable to the Client whether under contract, in tort, under statute or otherwise for any loss, damage or injury to the extent and in the proportion to which such loss, damage or injury is caused by the fault of the Consultant; and

(b) unless the Consultant's liability is limited under subclause 7.4, the Consultant's aggregate liability to the Client arising out of the performance or nonperformance of the Services, whether under the law of contract, tort (including negligence), statute or otherwise, shall be limited to the extent permissible by law to the fee payable to the Consultant under this Agreement (excluding GST and reimbursable expenses) or \$100,000, whichever is the lesser

7.4 This subclause 7.4 only applies if the law governing this Agreement is that of an Australian State or Territory and/or the Commonwealth of Australia. The liability of the Consultant for breach of any term, condition or warranty under or implied by the Trade Practices Act 1974 ("Act") shall be limited, at the option of the Consultant, and to the extent permitted by the Act, to:

(i) the supplying of the Services again; or

(ii) the payment of the cost of having the Services supplied again.

7.5 Any liability which the Consultant may have in connection with the Services, whether under the law of contract, tort (including negligence), statute or otherwise, shall be deemed to have been discharged at the expiration of 2 years from the completion of the Services and the Client is thereafter barred from commencing any action or making any claims against the Consultant in connection with the Services, unless legal proceedings are issued and the associated formal documentation served upon the Consultant within that period

8 ASBESTOS, MOULD TERRORISM

8.1 Notwithstanding anything else in this Agreement or any document or representations made by anyone and to the extent permitted by law, the Consultant shall not be liable or held responsible whether under the law of contract, tort (including negligence), statute or otherwise for any loss, damage, cost or expense of whatsoever nature (including personal injury and death) directly or indirectly caused by, resulting from, based upon, attributable to, in consequence of or in connection with asbestos or Mould or any act of Terrorism or War regardless of any other cause or event contributing concurrently or in any other sequence.

8.2 The Client releases the Consultant from all causes of action, proceedings, claims, demands, liabilities or rights which the Client has or may have had but for subclause 8.1 above and this subclause 8.2 and is barred from commencing any proceedings against the Consultant for any loss or damage caused by anything in connection with asbestos, Mould, Terrorism or War.

8.3 For the purposes of this clause:

(a) "Mould" means fungi, moulds, spores or mycotoxins of any kind;

(b) "Terrorism" means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group of persons, whether acting alone or on behalf of or in connection with any organisation or government, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public in fear; and

(c) "War" means war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or nationalisation or requisition of, or damage to, property by or under the order of any government or public local authority.

9 MISCELLANEOUS

9.1 If the Consultant began to perform the Services before this Agreement was agreed to by all the parties, the terms of this Agreement shall apply retrospectively from when the Services began to be performed.

9.2 If the whole or any part of a clause in this Agreement is unenforceable for any reason, it shall be severed from this Agreement so that the remaining part of the clause or Agreement continues to operate as if the severed part had never been included in this Agreement.

9.3 Any conditions identified as Special Conditions shall take precedence over any other clause in this Agreement.

9.4 The Agreement shall be governed and construed in accordance with the laws of the Country, State or Territory where the majority of the Services are performed.

9.5 The Consultant shall retain copyright of all the intellectual property prepared by the Consultant. The Client shall be entitled to use them or copy them only for the works and the purpose for which they were intended. The ownership of date and factual information collected by the Consultant and paid for by the client shall, after payment by the Client, lie with the Client. The Client may reproduce drawings, specifications and other documents in which the Consultant has copyright, as reasonably required in connection with the project but not otherwise. The Client shall have no right to use any of these documents where any or all of the fees and expenses payable to the Consultant have not been paid in accordance with this agreement

FORECAST EXPENDITURE BY BUILDING AREAS

Friday, 1 December 2023

Area	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037
EXTERNAL FACADE	0	0	7044	0	0	0	8627	9076	0	10044	0	0	11694	12302	0
FIXTURES/FITTINGS	0	0	2959	0	0	0	2588	3812	0	0	0	0	4912	11638	0
LOBBY/HALLWAYS	0	0	0	0	0	0	0	2723	0	125169	0	0	0	0	0
MECHANICAL/VENTILATIONS	0	0	3804	0	7016	0	0	4900	0	9040	0	0	6314	0	63415
ROOF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48144
STAIRWELL	0	0	0	0	0	0	0	0	0	1687	0	0	0	0	0
			13807		7016		11215	20511		145940			22920	23940	111559

RESOLUTIONS AFFECTING STRATA CORPORATION CC42857 INC

DISCLAIMER - Strata Data will not be held liable for any missing, incomplete or incorrect information provided prior to the commencement of our management: 4/11/2022

THE RELEVANT MINUTES should be consulted for the precise wording of resolutions.

DATE	RESOLUTION
-------------	-------------------

13/04/23	<u>Insurance Excess</u>
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That the cost of the insurance excess be borne by the Lot from which the claim originated in instances of malicious damage, intentional damage or negligence of the occupants. That where a claim has originated from Common Property, the Body Corporate be responsible for the cost of the excess. That where a claim against a Lot owner's alteration and/or addition is made, the responsibility of the insurance excess relating to that claim be borne by that Lot owner. That the Management Committee be empowered to instruct on a case to case basis wherever required.

28/9/2023	<u>Storage Cabinets in the parking Lots</u>
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That Lot owners (who do not have storage cabinet already installed in their parking Lot) are permitted to install "like for Like storage cabinets" provided they are in keeping with the same colors, dimensions, material etc as already existing for other Lots in the Corporation; that they are installed in a professional manner by a qualified and insured contractor and all installation costs and all future repair/replacement/ Maintenance/insurance excess is the responsibility of the individual Lot owner.

Replacement of locks on main doors

That Lot owners are permitted to replace their front door locks with smart locks provided they are in keeping with the colours and schemes of the Corporation ; that they are installed in a professional manner by a qualified and insured contractor and all installation costs and all future repair/replacement/ maintenance/insurance excess is the responsibility of the individual Lot owner.

26/02/2025	<u>Car Lift Update</u>
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It was noted on behalf of the car lift task force that there is a lot of misinformation amongst external parties that the car lift is always broken, and it may lead to unnecessary rumours. It was noted that this is an inaccurate information, and the car lift is very rarely out of service, and it is under regular preventive maintenance program once a quarter. That the owners have formed a car lift task force to monitor its operations and coordinate with the car lift contractor to ensure smooth operations of the car lift. It is to be noted that the car lift is attended by authorized contractor and within a quick 24 hours turnaround time. There is also availability of after- hours attendance by the car lift contractor in cases of emergency. The Car Lift task force is contactable by all the occupants of the building at all times.



Level 13, 431 King William Street
Adelaide SA 5000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006093907
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	11/04/2026 to 11/10/2026 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 42856, 42857, 42858 INC.
Situation	69-71 MELBOURNE STREET NORTH ADELAIDE SA 5006

Sections

Section 1 – Insured Property

Building: \$28,158,800

Common Area Contents: \$281,588

Loss of Rent & Temporary Accommodation (total payable): \$4,223,820

Lot Owners' Fixtures and Improvements (per lot): \$250,000

Optional Extensions:

Catastrophe Insurance Sum Insured: Not Selected

Machinery Breakdown: \$100,000

Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: \$20,000,000

Section 3 – Voluntary Workers

Death: \$300,000

Total Disablement: \$3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Section 6 – 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

Flood Cover is included.



Date Printed

26/03/2026

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 QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

By-Laws 13903596

Orig. **LF 13903596**



13:00 25-Oct-2022
6 of 10

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:

COWELL CLARKE

CCL1

CORRECTION TO:

COWELL CLARKE

CCL1

SUPPORTING DOCUMENTATION LODGED WITH APPLICATION
(COPIES ONLY)

1

2

3

4

5

PICK-UP NO.	
CP	

CORRECTION	PASSED S
FILED 27 OCT 2022 REGISTRAR GENERAL	

PRO

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.

BY-LAWS

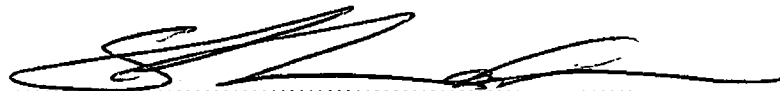
COMMUNITY CORPORATION NO. C42857 INCORPORATED

**PURSUANT TO SECTION 34 OF THE COMMUNITY TITLES
ACT 1996**

SECONDARY RESIDENTIAL COMMUNITY DIVISION

69-71 MELBOURNE STREET, NORTH ADELAIDE

Certified correctly prepared in accordance with the requirements of the
Community Titles Act 1996 by the person who prepared the document:



Date: 25 October 2022

Full Name: Samuel Reuben Richardson

Address: Level 9, 63 Pirie Street, Adelaide SA 5000

COMMUNITY CORPORATION NO. C42857 INCORPORATED

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COMMUNITY TITLES ACT, 1996

BY-LAWS

COMMUNITY TITLE NO. C42857 INCORPORATED

IMPORTANT NOTICE

These By-Laws bind the Community Corporation, the Lot Holders, Occupiers of the Lots and any persons entering the Community Parcels.

These By-Laws relate to the control and management of the Common Property and the 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

1. BY-LAW 1 – DEFINITION

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 (SA)* as amended from time to time;
- 1.2 "Builder" means the builder appointed by the Developer to construct the Building;
- 1.3 "Building" means any building constructed wholly or partly on the Community Parcel;
- 1.4 "Commercial Lots" means Primary Strata Lot 1 in Community Strata Plan No. C42856 or any secondary community strata lots created by the division of Primary Strata Lot 1;
- 1.5 "Common Property" means the common property created by the Community Plan;
- 1.6 "Corporation" means Community Corporation No.C42857 Incorporated constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;
- 1.7 "Community Parcel" means the whole of the land comprised in the Community Plan;
- 1.8 "Community Plan" means Community Corporation Plan No C42857;
- 1.9 "Developer" means Botten & Bowser Pty Ltd ACN 629 047 070;
- 1.10 "Lot" means a Community Lot comprised in the Community Plan;
- 1.11 "Lot Holder" means the owner of a Lot;

- 1.12 **"Management Agreement"** means any Agreement appointing the Manager pursuant to Section 75(5) of and Regulation 15 to the Act;
- 1.13 **"Manager"** means the Company for the time being appointed by the Corporation as its Manager and a reference in these By-Laws to the Corporation shall, where there is such a Manager, be construed as a reference to that Manager unless the context otherwise requires;
- 1.14 **"Occupier"** of a Lot includes, if a Lot is unoccupied, the Lot Holder;
- 1.15 **"Primary Common Property"** means the common property of the Primary Corporation";
- 1.16 **"Primary Community Strata Plan"** means Community Plan No. C42856;
- 1.17 **"Primary Corporation"** means the Primary Community Corporation created upon deposit of Primary Community Strata Plan;
- 1.18 **"Relevant Animal"** means either an assistant animal or a therapeutic animal as defined in the *Equal Opportunity Act 1984* (SA);
- 1.19 **"Rules"** means the rules made by the Corporation pursuant to the powers contained in these By-Laws;
- 1.20 **"Security Device"** means a key, magnetic card fob or other device used to open and close doors, gates or locks in respect of a Lot or the Common Property; and
- 1.21 Unless the contrary intention appears the following applies:
- 1.21.1 a reference to an instrument includes any variation or replacement of it;
- 1.21.2 a reference to a statute, ordinance, code or other law includes regulations and other instruments under it an consolidations, amendments, re-enactments or replacements of any of them;
- 1.21.3 the singular includes the plural and vice versa;
- 1.21.4 the word **"person"** includes a firm, a body corporate, an association or an authority;
- 1.21.5 words of any gender include every gender;
- 1.21.6 a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation persons taking notation) and assigns;
- 1.21.7 a reference to a day is the reference to the period of time commencing at midnight and ending twenty four (24) hours later; and
- 1.21.8 headings are inserted for convenience and do not effect the interpretation of these By-Laws.
- 1.21.9 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 person to whom they are given.

If the whole of any part of a provision of these By-Laws are invalid, unenforceable or illegal, it is severed. The remainder of these By-Laws will have full force and effect.

PART 2 – MANDATORY BY-LAWS

2. BY-LAW 2 – RESPONSIBILITY OF CORPORATION

- 2.1 The Corporation is responsible for the administration, management and control of the Common Property.
- 2.2 The Corporation is responsible for the maintenance repair and replacement of all improvements and service infrastructure on in or forming part of the Common Property.
- 2.3 The Corporation must keep the Common Property tidied 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, handrails and intercoms (if any)) 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 Lot Holders or Occupiers or by their families or visitors and for this purpose may enter into an appropriate with a third party for such party to provide such services for the benefit of Lot Holders on behalf of the Corporation.
- 2.4 The Corporation will maintain any landscaping which forms a portion of the Common Property in good repair and condition including the replacement of any vegetation which dies or becomes seriously diseased.
- 2.5 The Corporation may appoint a Management Committee which shall be responsible to assist the Corporation in the administration, management and control of the Common Property except with respect to matters concerning:
 - 2.5.1 the appointment of a Manager pursuant to By-Law 2.6;
 - 2.5.2 maintenance, upgrading or improvements to the Common Property where the item to be considered exceeds Ten Thousand Dollars (\$10,000.00);
 - 2.5.3 the Corporation's obligations regarding the insurance under the Act.
- 2.6 The Corporation may appoint a Manager to carry out, on behalf of the Corporation, the function of administering, managing and controlling the Common Property.
- 2.7 The Manager may be appointed on a Management Agreement that is subject to annual review by the Corporation.
- 2.8 If on annual review the Corporation is dissatisfied with the performance of the Manager the Corporation may terminate the Management Agreement.

3. BY-LAW 3 – THE BUILDING

The Corporation will coordinate the security and maintenance of the Building and for this purpose may enter into an appropriate contract with a third party for that party to

provide such services for the benefit of all Lot Holders in the Building on behalf of the Corporation responsible for the administration, control and management of the Building.

4. BY-LAW 4 – USE AND ENJOYMENT OF THE COMMON PROPERTY

- 4.1 The Common Property is subject to the Act and these By-Laws for the common use and enjoyment of the residents in the community scheme and their visitors.
- 4.2 The development of any dwelling, storage shed, garage or carport on the Common Property is prohibited.

PART 3 – COMMUNITY PARCEL

5. BY-LAW 5 – PROHIBITED ACTIVITIES

A person bound by these By-Laws must not on the Community Parcel without the consent of the Corporation:

- 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 other's use or enjoyment of the Community Parcel;
- 5.4 be inappropriately or inadequately clothed when upon the Community Parcel 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 others when on the Community Parcel;
- 5.6 damage or deface any of the Building or signs or structures on the Community Parcel;
- 5.7 disobey any reasonable directions or requests from an officer of the Corporation;
- 5.8 carry on a business of buying or selling or offering or exposing for sale any goods, merchandise, commodity or services on any portion of the Community Parcel without the consent of the Corporation;
- 5.9 use any portion of the Community Parcel as a business premises at which goods are 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 sale of services without the consent of the Corporation;
- 5.10 use any portion of the Lots as a business premises at which services are provided to the public or to which the public is invited to negotiate for the sale of services;
- 5.11 carry, use, discharge or expose any firearm, explosive, fireworks, airgun or other weapon on the Community Parcel;

5.12 obstruct any person's lawful access to any Lot or to the Common Property;

5.13

5.13.1 park or stand a motor vehicle in a parking space or elsewhere allocated for others or on a part of the Community Parcel on which the parking or standing of motor vehicles is not authorised 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 (but only to the extent permitted by law) 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;

5.13.2 the following penalties shall apply in respect of a contradiction of By-Law 5.13.1:

- (a) first breach – Fifty Dollars (\$50.00) or such greater amount as the Corporation shall determine from time to time;
- (b) second breach – One Hundred Dollars (\$100.00) or such greater amount as the Corporation shall determine from time to time;
- (c) third offence – the maximum penalty prescribed under the Act.

If any breach of this By-Law continues unremedied for twenty four (24) hours then a further breach of this By-Law shall be deemed to have occurred;

5.14 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 paragraph shall not extend to running repairs in the case of breakdown;

5.15 mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Community Parcel without the consent of the Corporation;

5.16 rollerblade, roller skate or ride a skateboard;

5.17 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;

5.18 erect, hang or fix any advertising or other signs or notices except as permitted by the policy guidelines issued from time to time by the Corporation;

5.19 allow any glazed portions of their Lot or the Common Property that surrounds the Lot to be tinted or otherwise treated with the intention to change the visual characteristics of the glazing;

5.20 erect window furnishings, coverings, treatments which are not backed with white block out to the exterior or interior of any windows;

5.21 paint, finish or otherwise alter the external facade of any of the Building or improvement forming part of the Common Property or their Lot;

- 5.22 store, place, display or hang any chattel or item (including without limitation any item of clothing) on or from their Lot without the consent of the Corporation except for pot plants and gas barbeques, outdoor chairs and tables;
- 5.23 install any equipment or apparatus of any kind (including, but not limited to, any blind, light fitting, awning, air conditioning unit, antenna or satellite dish) which:
 - 5.23.1 extends outside the boundaries of their Lot; or
 - 5.23.2 is located on any balcony/decking; or
 - 5.23.3 protrudes from any of the Building or balcony/decking forming part of their Lot or the Common Property;
- 5.24 without limiting By-Law 5.23 affix a satellite dish to any part of the Common Property;
- 5.25 permit any bicycle to be stored other than in either a Lot (but excluding a balcony Lot subsidiary) or in the areas of the Common Property designated by the Corporation or the Manager for such purpose and fitted with bicycle racks;
- 5.26 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;
- 5.27 install or permit to be installed any audible security alarm or siren other than a smoke alarm;
- 5.28 use on the Community Parcel any item comprising or containing a sub-woofer or speaker at a level exceeding 80DbA;
- 5.29 place any item of furniture on any external balcony other than an item of furniture designed and intended for outdoor use; and
- 5.30 for the purpose of maintaining the visual appearance of the Building hang any painting or other wall hanging or other object on any external wall or other part of any external balcony.

6. BY-LAW 6 – SUPPORT AND PROVISION OF SERVICES

Except for the purpose of maintenance and renewal and with the written consent of the Corporation a Lot Holder 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:

- 6.1 any support or shelter provided by that Lot or the Common Property for any other Lot or the Common Property is interfered with;
- 6.2 the structural and functional integrity of any part of the Common Property is impaired; or
- 6.3 the passage or provision of services through the Lot or the Common Property is interfered with.

PART 4 – COMMON PROPERTY

7. BY-LAW 7 – PROHIBITED ACTIVITIES

A person shall not undertake any of the following activities or do any of the following things on the Common Property:

- 7.1 camp or sleep overnight;
- 7.2 play cricket, golf or any other game in such a manner as to interfere with the safety or comfort of any other person;
- 7.3 perform the work or repairing, washing, painting, panel beating or other work of any nature on any vehicle or other equipment (except in any area provided for such activities) provided that this paragraph shall not extend to running repairs in the case of breakdown;
- 7.4 except as otherwise permitted in these By-Laws or by the Corporation carry on any business or sell or offer or expose for sale any goods, merchandise or the provision of any services;
- 7.5 carry, use, discharge or expose any firearm, explosive, fireworks, airgun or other weapon;
- 7.6 obstruct any landing, driveway, lobby, stairs, corridor, hallway, passage or other access way;
- 7.7 smoke nor allow persons under his or her control to smoke in those parts of the Common Property that the Corporation or the Manager may designate as non-smoking areas from time to time;
- 7.8 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 Manager; and
- 7.9 store, place, display, use or hang any chattel or item (including without limitation any item of clothing, pot plants, barbeques, outdoor tables, chairs and other furniture) on or from any part of the Common Property without the prior written consent of the Corporation or the Manager.

8. BY-LAW 8 – ACCESS LICENCE

The Corporation will enter into an agreement with the Developer and the Builder pursuant to which the Corporation will grant:

- 8.1 the Developer and its authorised agent the right to access the Building and the Common Property to carry on the marketing of unsold Lots in the Building involving among other things placing signs and other marketing material on Lots which are unsold and the Common Property ("**Marketing Activities**"); and
- 8.2 the Developer and the Builder (and their respective contractors) access to the Common Property to carry out rectification and repair works ("**Repair Works**"). Neither the Corporation nor any Lot Holder or Occupier of a Lot will make any objection or bring any claim or action against either the Developer or the Builder as a consequence of anything connected with:

8.2.1 the Repair Works and any access rights exercised by the Developer or the Builder in respect of them and any inconvenience, nuisance, noise, dust, vibration, loss of amenity or discomfort that may result from the repair works; or

8.2.2 the Marketing Activities and any access rights exercised by the Developer in respect of the Marketing Activities and any inconvenience that may result from them.

9. BY-LAW 9 – COSTS INCURRED BY THE CORPORATION

Where there is any expense incurred by the Corporation where such expense relates to services, supplies, repairs, maintenance, the provision of services or the like, is for the exclusive benefit or use of a particular Lot Holder, then the costs of any such services, supplies, repairs, maintenance, provision of services or the like, shall be paid exclusively by the Lot Holder receiving the exclusive use or benefit of such services, supplies, repairs, maintenance, provision of services or the like.

10. BY-LAW 10 – SECURITY OF COMMON PROPERTY

A Lot Holder or Occupier of a Lot must not do anything which may prejudice the security or safety of the Common Property.

11. BY-LAW 11 – COMPENSATION TO CORPORATION

A Lot Holder 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 Lot Holder or Occupier or their respective tenants, licensees or invitees.

12. BY-LAW 12 – 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:

12.1 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 Lot Holders or Occupiers of any part of the Common Property;

12.2 permit to the exclusion of Lot Holders 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;

12.3 restrict by means of a Security Device the access of Lot Holders or Occupiers;

12.4 restrict by means of a Security Device the access of Lot Holders or Occupiers of one level of the Community Parcel to any other level of the Community Parcel; and

12.5 cancel any Security Device issued where a Lot Holder is in arrears in payment of Corporation levies in excess of two (2) quarters.

PART 5 – USE OF LOTS

13. BY-LAW 13 – GOOD REPAIR

A Lot Holder must:

- 13.1 maintain the Lot in good repair;
- 13.2 carry out any work ordered by a council or other public authority in respect of the Lot;
- 13.3 carry out work required by the Corporation in respect of the Lot; and
- 13.4 be responsible to maintain repair and replace the air conditioning equipment including the condenser servicing the Lot Holder's Lot.

14. BY-LAW 14 – USE OF LOTS

A person bound by these By-Laws:

- 14.1 must use the Lot solely for residential purposes and must not use or permit the Lot to be used, for any unlawful purpose or for any purpose inconsistent with the Scheme Description;
- 14.2 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 the State of South Australia or the Commonwealth of Australia or regulation or By-Law there under for the time being in force;
- 14.3
 - 14.3.1 the Corporation shall be permitted by each Lot Holder or Occupier and shall have the right at all reasonable times and on giving the Lot Holder or the Occupier reasonable notice (except in cases of emergency when no such notice shall be required), to enter upon the 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:
 - (a) to inspect the Lot;
 - (b) to carry out maintenance repairs or work; and
 - (c) to enter upon and inspect any part of the Lot for the purpose of ensuring that the Act and these By-Laws are being observed;
- 14.4 must pay all rates, taxes, charges, outgoings and assessments in respect of their Lot as they become due and payable;
- 14.5 must, subject to the Act and these By-Laws notify the Corporation of any repairs and maintenance required to their Lot or to any Common Property;
- 14.6 must, if requested by the Corporation, trust any repairs and maintenance to the Corporation and shall pay the Corporation's reasonable costs incurred therewith;

- 14.7 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 express approval for doing so, has been obtained by a special resolution at a general meeting of the Corporation and the said person has complied with the resolution;
- 14.8 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 Lot Holder or Occupier of the Lot shall ensure all the fire, security and garage doors are kept locked or secure in an operation state (as the case may be) when not in immediate use;
- 14.9 must not use or permit to be used any barbecue other than a gas or electric barbecue upon the balcony of a Lot or upon any other Lot subsidiary of a Lot;
- 14.10 must take every responsible precaution when watering plants on any balcony or flower box of the Lot to prevent water overflowing upon any other Lot or Lot subsidiary or the Common Property;
- 14.11 must surrender all Security Devices belonging to the Lot or the Building to the Corporation on the sale of the Lot and secure the same undertaking from any tenant upon the termination of any tenancy;
- 14.12 must surrender all rubbish bins and all Security Devices, access cards or remote control or other access devices belonging to the Lot or the Building to the new Lot Holder of the Lot or the Manager on the sale of the Lot and secure the same undertaking from any termination on the termination of any tenancy;
- 14.13 must not store bicycles, sailboards, surfboards and other outdoor recreation or equipment in a balcony Lot subsidiary;
- 14.14 must not use a hose or high pressured water spraying device to clean the balcony of the Lot provided that the use of a garden hose for the purpose of watering plants on the balcony of a Lot shall be permitted;
- 14.15 must not display "for let", "for sale" or other such signs on or about the Lot;
- 14.16 must take every reasonable precaution to prevent items from blowing or dropping off the balcony/decking of the Lot;
- 14.17 must not conduct a garage sale on the Lot or a Lot subsidiary;
- 14.18 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;
- 14.19 must ensure compliance with fire laws in respect of the Lot; and
- 14.20 must not breach the fire regulations by installing unapproved dead locks or peep holes that would void the Corporation's insurance policy.

15. BY-LAW 15 – RENOVATION AND REFURBISHMENT OF LOTS

- 15.1 A Lot Holder or Occupier shall not perform or carry out any prescribed work to or upon the Lot unless:
- 15.1.1 such person has obtained the prior written approval of the Corporation which approval shall not be unreasonably withheld and otherwise complies with the provisions of this By-Law 15;
 - 15.1.2 such person has obtained all necessary consents or approvals from any 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;
 - 15.1.3 such person has made prior arrangements with the Corporation in relation to permitting such persons such as workers in to the Lots and make sure that such workers have appropriate current public liability insurance cover; and
 - 15.1.4 such person ensures that works are only permitted to enter a Lot in the presence of the Lot Holder, the Occupier commissioning the work to be undertaken or the Corporation.
- 15.2 The Lot Holder shall ensure that:
- 15.2.1 all work is carried out strictly in accordance with the provisions of the consents granted by the Corporation and any government or statutory authority;
 - 15.2.2 all work is undertaken by qualified tradespeople in a proper and workmanlike manner;
 - 15.2.3 all work is undertaken only between the hours of 7.30 am and 5.30 pm on Mondays to Saturdays other than public holidays;
 - 15.2.4 adequate precautions have been taken to ensure that all Common Property is fully protected against damage;
 - 15.2.5 any damage caused to the Common Property is rectified to the satisfaction of the Corporation and at the cost of the Lot Holder;
 - 15.2.6 all Common Property areas are left in a clean and tidy condition on the completion of works each day;
 - 15.2.7 all work is undertaken in such a way so as to cause minimum disturbance or inconvenience to the Lot Holders or Occupiers of any other Lots;
 - 15.2.8 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 refurbishment, renovation, alteration or additions is affected and shall ensure that upon request from the Corporation the Corporation is provided with a copy of such insurance policy or policies;

- 15.2.9 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;
- 15.2.10 all rubble or refuse arising from the performance of such refurbishment, renovation, alterations or additions must not be disposed of in domestic garbage bins but must be disposed of as directed by the Corporation; and
- 15.2.11 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 between the floor and the hard floor covering.
- 15.3 For the purpose of this By-Law "**prescribed work**" in relation to a Lot means:
- 15.3.1 the erection, alteration, demolition or removal of a Lot;
- 15.3.2 the alteration of the external appearance of a Lot;
- 15.3.3 the removal of or addition to any structural or Common Property brick or concrete wall or slab construction;
- 15.3.4 the installation, removal or replacement of any tiling to any part of the Lot;
- 15.3.5 the installation, removal or replacement of any flooring;
- 15.3.6 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;
- 15.3.7 refurbishment, renovation, alterations or additions.
- 15.4 For the purpose of this By-Law "refurbishment, renovation, alterations or additions" shall without limiting their generality include the following:
- 15.4.1 the removal of or addition to any structural or Common Property brick or concrete wall or slab construction;
- 15.4.2 the installation, removal or replacement of any tiling to any balcony, bathroom, laundry or the floors and walls of any other part of a Lot;
- 15.4.3 the installation, removal or replacement of any timber flooring;
- 15.4.4 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 a Lot;
- 15.4.5 alteration to or replacement of the front door of a Lot;
- 15.4.6 the installation of any screen or screen door to any part of a Lot;
- 15.4.7 alterations or repairs to any external walls, window or balcony.

16. BY-LAW 16 – BALCONIES/DECKING

A Lot Holder or Occupier of a Lot with a balcony/decking attached is prohibited from using the balcony for:

- 16.1 hanging laundry, washing or clothing out to dry or air in public view;
- 16.2 flying flags or banners or erecting or locating other forms of advertising or promotional material;
- 16.3 letting off fireworks;
- 16.4 deliberate throwing or dropping materials or objects and must make every reasonable precaution to prevent items from blowing or dropping off the balcony/decking of the Lot;
- 16.5 emitting amplified music or other broadcasting so as to cause a nuisance or interference with the reasonable peace, comfort and privacy of any person who resides in the immediately vicinity of the relevant balcony or adjacent to the Community Parcel;
- 16.6 storage of rubbish bins;
- 16.7 installing any air conditioning unit;
- 16.8 wash down, sweep or clean balconies/decking, or water plants on balconies/decking which results in surplus water, dust or debris running or falling from the edge of the balcony/decking;
- 16.9 installing or permitting any lining or covering to enclose or attempt to enclose the balcony/decking of the Lot.

17. BY-LAW 17 – CORPORATION MAY MAKE RULES

The Corporation or the Manager may make Rules relating to the Common Property not inconsistent with these By-Laws and they shall be observed by the Lot Holders 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.

18. BY-LAW 18 – LEASE OF COMMON PROPERTY

Subject to the provisions of the Act the Corporation may grant a lease of a portion of the Common Property on such terms and conditions as the Corporation deems appropriate in favour of one or more Lot Holders, Occupiers or members of the public.

19. BY-LAW 19 – SATELLITE DISHES

The Lot Holder or Occupier of a Lot must not without the Corporation's approval erect a satellite dish on a Lot and if such approval is obtained such satellite dish must be concealed from view.

20. BY-LAW 20 – OCCUPIER/LOT HOLDER OF LOT MUST KEEP LOT CLEAN AND TIDY

- 20.1 The Occupier of a Lot must keep the Lot in a clean and tidy condition.

20.2 The Occupier of a Lot must:

20.2.1 store garbage in an appropriate container that prevents the escape of unpleasant odours; and

20.2.2 comply with any requirements of the Council for the disposal of garbage.

21. BY-LAW 21 – MOVING ARTICLES TO AND FROM LOTS

The Lot Holder or Occupier shall comply with and observe the following conditions and restrictions as to delivery or movement of goods or furniture to and from the Lot:

21.1 goods or furniture may be delivered to and from the 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 under the supervision of the Corporation;

21.2 goods or furniture being moved to or from the Lot shall only be carried in the lift designated from time to time by the Corporation for the purpose of carrying goods or furniture ("**Designated Lift**") but in carrying the goods or furniture in the goods lift priority shall at all times be given to passenger traffic;

21.3 before goods or furniture are carried in the Designated Lift the sides of the Designated Lift shall be covered in such manner as the Corporation shall direct to prevent scratching or damage;

21.4 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 Lot Holder; and

21.5 appropriate measures must be taken to ensure that the security of the Building are maintained at all times while goods or furniture are being delivered to or removed from the Building.

22. BY-LAW 22 – STORAGE OF FLAMMABLE LIQUIDS

A Lot Holder or Occupier of a Lot must not:

22.1 except with the written consent of the Corporation use or store on the 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

22.2 do or permit anything which may invalidate or suspend any insurance policy effect by the Corporation or cause any premium to be increased without the prior written consent of the Corporation.

23. BY-LAW 23 – INSURANCE

- 23.1 The Corporation must at all times keep current Building insurance for all Building within the Scheme for replacement and/or reinstatement and should a claim against such insurance be made all moneys received must be used for replacement and/or reinstatement of the Building within the Scheme in substantially the same dimensions design and exterior colour scheme as the original Building within the Scheme unless otherwise consented to by the Corporation.
- 23.2 The Corporation will ensure that sufficient funds are obtained for the contributions to the administrative fund payable by the Lot Holders to enable payment of the premium for the policy of insurance.
- 23.3 Each Lot Holder shall carry their own third party property, bodily injury and contents insurance on the Lot extending to cover any person occupying the Lot Holder's Lot.
- 23.4 The policy of insurance to be carried by the Lot Holder 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 (1) accident or event.
- 23.5 Proof of coverage by way of a copy of the Lot Holder's current receipted insurance schedule or policy shall be supplied to the Corporation on request.

24. BY-LAW 24 – PROHIBITION OF DISTURBANCE

- 24.1 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.
- 24.2 The Occupier of a Lot must ensure as far as practicable that persons who are brought or allowed on to the Lot or the 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.

25. BY-LAW 25 – KEEPING OF PETS

- 25.1 The Lot Holder or Occupier of a Lot must not except with the approval of the Corporation keep more than two (2) pets of a maximum weight of thirty (30) kilograms each.
- 25.2 This By-Law does not prevent the Lot Holder or Occupier of a Lot who has a disability from keeping a Relevant Animal on the Lot or restrict the use of a Relevant Animal by the Lot Holder or Occupier of a Lot if the Relevant Animal is trained to assist the Lot Holder or Occupier of the Lot in respect of a disability.
- 25.3 Where a Lot Holder or Occupier of a Lot or any other person who is on the Common Property with a Lot Holder 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, that Lot Holder or Occupier:
- 25.3.1 is liable to the Lot Holder 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 person caused by the pet;

25.3.2 is responsible for cleaning up after the pet has used any part of another Lot or any part of the Common Property; and

25.3.3 must if required by an ordinary resolution of the Corporation arising from persistent breaches of By-Law 25.3.1 cease to keep the pet on the Lot or other part of the Common Property.

26. BY-LAW 26 – LEASING

26.1 Where a Lot Holder leases the Lot the Lot Holder must at the request of the Corporation inform the Corporation as to the identity of the Lessee and the term of the Lease.

26.2 A Lot Holder must not lease a Lot or any portion of a Lot or grant a right of occupation in respect of a Lot or any portion of a Lot for valuable consideration for a period of less than two (2) months without the prior written authorisation of the Corporation.

27. BY-LAW 27 – CHANGE IN OWNERSHIP

A Lot Holder must immediately notify the Corporation of:

27.1 any change in ownership of the Lot, or any change in address of a Lot Holder; and

27.2 any change in the occupancy of the Lot.

28. BY-LAW 28 – DISPOSAL OF GARBAGE

28.1 A person bound by these By-Laws must 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.

28.2 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.

28.3 The Corporation will be responsible for the collection and removal of residential waste and may appoint a contractor to attend to the collection and removal of it and will take reasonable measures to minimise disruption to Occupiers.

29. BY-LAW 29 – OBSERVANCE OF BY-LAWS

29.1 Where these By-Laws restrict the behaviour or activity of a Lot Holder or Occupier of a Lot there shall be imposed upon that Lot Holder or Occupier an obligation not to permit that behaviour or activity.

29.2 A Lot Holder 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.

30. **BY-LAW 30 – SALE OF LOT**

A person bound by these By-Laws:

- 30.1 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 not to cause a disturbance to other persons on the Community Parcel;
- 30.2 must not cause, suffer or permit any signs advertising the sale of the Lot to be placed on or in the Community Parcel provided that this By-Law shall not apply to the Developer in respect of any Lot owned by the Developer; and
- 30.3 must not interfere with or compromise the security system of the Building when conducting an open inspection of the Lot.

PART 6 – GENERAL PROVISIONS

31. **BY-LAW 31 – CORPORATION'S RIGHTS AND POWERS – UNPAID LEVIES**

- 31.1 A Lot Holder (which includes a corporation and a mortgagee in possession) must pay on demand:
 - 31.1.1 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 Lot Holder's Lot by the Corporation pursuant to the Act or pursuant to the By-Laws; and
 - 31.1.2 any costs that are ordered to be paid by the Lot Holder to the Corporation by any Court, Tribunal or body with authority to order the payment of costs.
- 31.2 If the Lot Holder 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 recover 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 31.1 against the levy account of the Lot Holder's Lot and note the amount of such costs on any certificate issued in respect of the Lot pursuant to the Real Property Act.
- 31.3 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 the annual rate determined by the Corporation from time to time unless otherwise determined by ordinary resolution at a general meeting. At the discretion of the Corporation any Manager has discretion to write off interest to a limit to be determined by the Corporation from time to time.
- 31.4 If when a person becomes the Lot Holder of a Lot another person is liable in respect of the Lot to pay interest on a contribution, the Lot Holder is jointly and severally liable with the other person for the payment of the interest.
- 31.5 The amount of any interest is recoverable by the Corporation as a liquidated debt.
- 31.6 If the Corporation spends money to make good damage caused by a breach of the Act or of these By-Laws by any Lot Holder or the tenants, Occupiers, guests,

servants, employees, children, invites or licensees of the Lot Holder the Corporation may recover the amount spent as a debt in any action in any Court of competent jurisdiction from the Lot Holder of the Lot at the time when the breach occurred.

32. BY-LAW 32 – DISPLAY OF SIGNS AND ADVERTISEMENTS

A person must not display a sign or advertisement on a Lot or the Common Property without the approval of the Corporation.

33. BY-LAW 33 – INDEMNITY AND RELEASE

A person bound by these By-Laws shall:

- 33.1 indemnify and forever hold harmless the Corporation from an against 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 on or about the Lot or Common Property) except and to the extent that such loss or injury was caused or contributed to the negligence of the Corporation; and
- 33.2 occupy and use and keep the Lot at the risk in all things of the Lot Holder and the Lot Holder hereby releases to the full extent permitted by the law the Corporation from any and all claims, demands and damages of every kind resulting from any accident, damage or injury occurring therein except at 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.

34. BY-LAW 34 – SERVICES

Notwithstanding any implication or rule of law to the contrary, the Corporation shall not in any circumstances be liable to the Lot Holder for any loss or damage suffered by the Lot Holder 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.

35. BY-LAW 35 – PERMITS

- 35.1 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.
- 35.2 The Corporation shall have the power to grant permits in respect of any activity in or on the Community Parcel.
- 35.3 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.
- 35.4 The Corporation may grant a permit either for a term of up to twelve (12) months or for an identified activity or schedule of committees as it thinks appropriate.
- 35.5 A permit holder shall comply with each and every condition of the permit.

35.6 Each event which is a breach of the permit shall constitute a separate offence under these By-Laws.

35.7 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.

35.8 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.

36. BY-LAW 36 – 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 prescribed under the Act.

37. BY-LAW 37 – 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.

38. BY-LAW 38 – 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.

39. BY-LAW 39 – 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.

40. BY-LAW 40 – NOTICE

Any notice required to be served under these By-Laws shall be sufficiently served on the Lot Holder if left on the Lot addressed to the Lot Holder or if addressed to the Lot Holder at the last known address of the Lot Holder and forwarded by pre-paid post and if 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.

41. BY-LAW 41 – SECURITY OF COMMON PROPERTY

A Lot Holder or Occupier of a Lot must not do anything which may prejudice the security or safety of the Common Property.

42. BY-LAW 42 – NOTIFICATION OF DEFECTS

A Lot Holder or Occupier of a Lot must promptly notify the Corporation or its Managing Agent on becoming aware of any damage to or defect in the Common Property or any personal property vested in the Corporation.

43. BY-LAW 43 – COMPENSATION TO CORPORATION

- 43.1 The Lot Holder or Occupier of a Lot shall compensate the Corporation in respect of any damage to the Common Property or personal property vested in the Corporation caused by that Lot Holder or Occupier or their respective tenants, licensees or invitees.
- 43.2 In circumstances where the Corporation arranges for a service call to the Community Parcel and the reason for that service call relates to a particular Lot or Lots or is necessitated by reason of an act or omission of an Lot Holder or Occupier then the Corporation shall be entitled to recover the costs incurred in respect of such service call directly from the relevant Lot Holder or Occupier.

44. BY-LAW 44 – SECURITY DEVICES

- 44.1 The Corporation may charge a reasonable fee for any additional Security Device required by a Lot Holder.
- 44.2 A Lot Holder of a Lot must exercise a high degree of caution and responsibility in making a Security Device available for use by any Occupier of a Lot and must use all reasonable endeavours including an appropriate stipulation in any lease or licence of a Lot to the Occupier to ensure the return of the Security Device to the Lot Holder or the Corporation.
- 44.3 A Lot Holder or Occupier of a Lot in possession of a Security Device must not without the Corporation's written consent duplicate the Security Device or permit it to be duplicated and must take all reasonable precautions to ensure that the Security Device is not lost or handed to any person other than another Lot Holder or Occupier and is not disposed of otherwise than by returning it to the Corporation.
- 44.4 A Lot Holder or Occupier of a Lot must promptly notify the Corporation if a Security Device is lost or destroyed.

45. BY-LAW 45 – COMPLAINTS AND APPLICATIONS

Any complaint or application to the Corporation must be addressed in writing to the Manager, or where there is no Manager, the secretary of the Corporation.

46. BY-LAW 46 – SINKING FUND

- 46.1 The Corporation may establish a sinking fund to fund the provision of major items of repair or maintenance to the Community Parcel.
- 46.2 The Corporation must advise the Lot Holders in writing of the establishment of any such sinking fund and the contribution to be made by the Lot Holder.
- 46.3 The following provision shall apply to any sinking fund established under this By-Law:
 - 46.3.1 the Corporation will establish a separate fund for such monies and all monies paid by the Lot Holder in this regard will be paid into that fund;
 - 46.3.2 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

46.3.3 any monies 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.

47. BY-LAW 47 – TENANTS TO HAVE NOTICE OF BY-LAWS

A copy of these By-Laws (or a précis thereof approved by the Corporation) shall be delivered to the lessee or Occupier of any Lot not personally occupied by the Lot Holder.

48. BY-LAW 48 – STORAGE CAGES

A proprietor or Occupier of a Lot must not install a storage cage nor alter an existing storage cage in any way without first obtaining the written consent of the Corporation, which consent may be refused or granted on certain conditions by the Corporation at its absolute discretion.

49. BY-LAW 49 – USE OF CAR LIFT

The Lot Holders or Occupiers of a Lot:

- 49.1 must only use the car lift for the purposes of moving their vehicle in and out of their car park lot and shall exercise due care and diligence in doing so to preserve the safety of all persons in the vicinity and prevent any damage to the car park lift;
- 49.2 may only use the lift to access their designated car park;
- 49.3 must not allow any person who is not the Lot Holder, Occupier, Corporation, or the Corporation's agents and contractors to use the car lift;
- 49.4 must comply with all Rules imposed by the Corporation from time to time in relation to the car lift; and
- 49.5 shall be liable for any damage caused to the car park lift arising from their misuse of the lift.

50. BY-LAW 50 – SOLAR PANEL AND TELECOMMUNICATIONS LICENCE

50.1 The Developer shall be entitled for no licence fee to have the following rights:

- 50.1.1 the sole and exclusive right to construct, install and maintain on that portion of the Common Property (such areas as nominated by the Developer and as advised to the Corporation) solar panels and/or telecommunications equipment and any ancillary or related equipment as the Developer in its absolute discretion determines including without limitation inverters, batteries (including storage systems), mounts, antennae, receivers, radio transmitters and associated cabling; and
- 50.1.2 the right to grant to the Lot Holder or Occupier of any Lot or to third parties the right to place solar panels, telecommunications equipment and any ancillary or related equipment within that area referred to in By-Law 50.1.1 on such terms and conditions as the Developer shall determine.

- 50.2** The Developer shall be solely responsible for any costs and expenses incurred in respect of those portions of the Common Property upon which any equipment is erected pursuant to this By-Law including all costs of repair and maintenance together with all costs in respect of electricity supplied to that equipment.
- 50.3** The Developer shall obtain, at its own cost, all licences, permits, authorisations, consents or such other requirements applicable under any relevant electricity laws.
- 50.4** The Developer shall be permitted at its absolute discretion to assign its rights and interests under this By-Law.

51. BY-LAW 51 – PLANTER BOXES

The Lot Holder expressly acknowledges and agrees that the Corporation may, upon the provision of relevant invoices, require the Lot Holder to reimburse the Corporation all reasonable costs and expenses of any management, watering and maintenance activities carried out by the Corporation and its agents and contractors for the plants, in, adjacent to the Lot Holder's Apartment and/or neighbouring apartments in the Building.

52. BY-LAW 52 – AIR CONDITIONING EQUIPMENT

- 52.1** All air conditioning equipment including condensers which provide air conditioning services exclusively to individual Lots will be situated on the Common Property and/or the Primary Common Property but will remain separately owned by each individual Lot Holder.
- 52.2** In the event that any air conditioning equipment referred to in By-Law 52.1 or any part thereof including any condenser is situated on the Common Property and/or the Primary Common Property, then the owner of that equipment will have an easement appurtenant to the Lot Holder's Lot over the Common Property and the Primary Common Property by virtue of Section 24(1)(c)(i) of the Act.
- 52.3** Each Lot Holder will be responsible at its own cost and expense to maintain, repair and replace the air conditioning equipment servicing the Lot Holder's Lot.

53. BY-LAW 53 – EMBEDDED POWER NETWORK, EMBEDDED GAS NETWORK AND EMBEDDED HOT WATER NETWORK

- 53.1** An embedded power network ("EPN") has been installed in the Building in respect of the supply of electricity to the Building including the Lots which at the date of deposit of the Primary Community Strata Plan and the Community Plan will be owned and managed by Savant Energy Power Networks Pty Ltd ("Provider") under an agreement with the Corporation and the Primary Corporation.
- 53.2** An embedded gas network ("EGN") has been installed in the Building in respect of the supply of gas to the Building including the Community Lots which at the date of deposit of the Primary Community Strata Plan and the Community Plan will be owned and managed by the Provider under an agreement with the Corporation and the Primary Corporation.
- 53.3** An embedded hot water network ("EHWN") has been installed in the Building in respect of the supply of hot water to the Building including the Lots which at the date of deposit of the Primary Community Strat Plan and the Community Plan

will be owned and managed by the Provider under an agreement with the Corporation and the Primary Corporation.

53.4 Pursuant to the arrangements with the Provider, the Provider will:

53.4.1 supply electricity through the EPN to the Corporation; and

53.4.2 be entitled to offer to supply electricity through the EPN to the owners and Occupier of the Lots; and

53.4.3 supply gas through the EGN and hot water through the EHWN and to impose a charge in relation to:

- (a) the heating of hot water used by the Corporation;
- (b) the heating of hot water used by Lot owners and occupiers;
- (c) the gas used by the Corporation; and
- (d) the gas used by the Lot owners and occupiers.

54. BY-LAW 54 – ACCESS TO ROOF

54.1 The Corporation shall grant in favour of the Primary Community Corporation and its agents and contractors, for no licence fee a licence to access that part of the Primary Community Common Property comprising the roof through those portions of the Common Property comprising the stairs and the lift for the purpose of undertaking the repair, maintenance and replacement of Primary Common Property together with items of service infrastructure servicing the Lots situated on the roof of the Building.

54.2 The Corporation shall grant in favour of the Lot Holders or Occupiers of Lot 701 and their respective agents and contractors for no licence fee a licence to access that part of the roof comprising the vergola roof sub 701 and solar panels sub 701 ("**Subs 701**") comprising the roof through those portions of the Common Property comprising the stairs and the lift for the purpose of undertaking the repair, maintenance and replacement of the Subs 701 together with items of service infrastructure servicing the Subs 701 situated on the roof of the Building.

Scheme Description 13903597

Orig.

LF 13903597



13:00 25-Oct-2022
7 of 10

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
7	LF

AGENT CODE

LODGED BY:

COWELL CLARKE

CCL1

CORRECTION TO:

COWELL CLARKE

CCL1

SUPPORTING DOCUMENTATION LODGED WITH APPLICATION
(COPIES ONLY)

1

2

3

4

5

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED	

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.

COMMUNITY TITLES ACT 1996

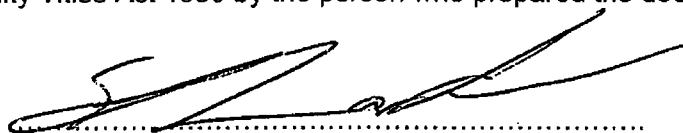
SCHEME DESCRIPTION

COMMUNITY CORPORATION NO. C42857 INCORPORATED

**SECONDARY COMMUNITY DIVISION
RESIDENTIAL**

69-71 MELBOURNE STREET, NORTH ADELAIDE

Certified correctly prepared in accordance with the requirements of the
Community Titles Act 1996 by the person who prepared the document:



Date: 25 October 2022

Full Name: SAMUEL REUBEN RICHARDSON

Address: Level 9, 63 Pirie Street, Adelaide SA 5000

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COMMUNITY TITLES ACT, 1996

SCHEME DESCRIPTION

This Scheme Description may only be amended by unanimous resolution of the Community Corporation in accordance with Section 31 of the Community Titles Act 1996 and the Community Title Regulations 2011.

1. DEFINITIONS

1.1 The definitions and interpretations set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to this Scheme Description and unless the context otherwise requires the expressions:

- 1.1.1 **"Act"** means the Community Titles Act 1996 as amended;
- 1.1.2 **"Building"** means the building constructed on the Community Parcel;
- 1.1.3 **"Common Property"** means the Common Property created by the Residential Secondary Community Strata Plan;
- 1.1.4 **"Community Parcel"** means the whole of the land comprised in Primary Lot 2 in the Primary Community Strata Plan;
- 1.1.5 **"Corporation"** means Community Corporation No. C42857 Incorporated constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the corporation appointed in writing;
- 1.1.6 **"Developer"** means Botten & Bowser Pty Ltd ACN 629 047 070;
- 1.1.7 **"Lot"** means a community strata lot comprised in the Residential Secondary Community Strata Plan;
- 1.1.8 **"Primary Community Strata Plan"** means Primary Community Strata Plan No. C42856; and
- 1.1.9 **"Residential Secondary Community Strata Plan"** means the secondary community strata plan to divide Primary Lot 2 in the Primary Community Strata Plan into thirty eight (38) Lots, lot subsidiaries and Common Property.

1.2 Unless the contrary intention appears the following applies:

- 1.2.1 a reference to an instrument includes any variation or replacement of it;
- 1.2.2 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;

- 1.2.3 the singular includes the plural and vice versa;
- 1.2.4 the word "**person**" includes a firm, a body corporate, an association or an authority;
- 1.2.5 words of any gender include every gender;
- 1.2.6 a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns;
- 1.2.7 a reference to a day is the reference to the period of time commencing at midnight and ending twenty four (24) hours later; and
- 1.2.8 headings are inserted for convenience and do not affect the interpretation of this Scheme Description.

If the whole of 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.

2. IDENTIFICATION OF THE COMMUNITY PARCEL, LOTS AND COMMON PROPERTY

- 2.1 The Community Parcel is the whole of the land comprised in Primary Lot 2 in the Primary Community Strata Plan.
- 2.2 The Residential Secondary Community Strata Plan divides Primary Lot 2 in the Primary Community Strata Plan into thirty eight (38) Lots, lot subsidiaries and Common Property.

3. PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

- 3.1 All of the Lots are to be used for residential purposes and must not be leased or occupied for valuable consideration for a period less than 2 months.
- 3.2 The Common Property is to be used by the proprietors and occupiers of the Lots and persons authorised by them from time to time in accordance with and subject to the restrictions in respect of such use specified in the By-Laws of the Community Scheme.

4. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

- 4.1 The standard of work performed and to be performed and the materials used or to be used will be a fair average standard or such higher standard as the Developer in its absolute discretion has determined.
- 4.2 The development of the Lots and the Common Property has taken place in accordance with all statutory and other approvals obtained under the Planning, Development and Infrastructure Act 2016 for the undertaking of the development and in a proper and workman like manner.

- 4.3 Any additional buildings or improvements or alterations or additions to existing buildings or improvements or replacement of existing buildings or improvements whether on Lots or Common Property shall be located designed and constructed in a manner and to a standard consistent with the buildings and improvements undertaken by the Developer.

5. **DEVELOPMENT OF COMMUNITY LOTS**

The Developer has constructed an eleven (11) level (including ground and two (2) basement levels) building on the Community Parcel and developed the Community Parcel and developed the Common Property in accordance with the development approvals granted by the relevant planning authority.

6. **DEVELOPMENT TO IMPROVE OR DEVELOP THE COMMON PROPERTY**

- 6.1 The Common Property is comprised of:

- 6.1.1 the external structures of the Building;
- 6.1.2 lifts, stairs, car lift, landings, entrance areas, foyer, lobby, walkways, driveways and passages for access to the Lots and lot subsidiaries;
- 6.1.3 services;
- 6.1.4 provision for service infrastructure;
- 6.1.5 bike storage; and
- 6.1.6 exhaust riser.

- 6.2 The standard of work performed and to be performed and the materials used and to be used on the Common Property are of a fair average standard or such higher standard as the Developer in its absolute discretion has determined.

7. **STAGING OF DEVELOPMENT**

The Scheme is not a staged development.

8. **OTHER IMPORTANT FEATURES OF SCHEME**

- 8.1 The Corporation will coordinate the security and maintenance of the Community Parcel and the efficient operation of the Common Property and for this purpose may enter into an appropriate contract with a third party for that party to provide such services for the benefit of all owners and occupiers of Lots in the Community Parcel on behalf of the Corporation responsible for the administration, control and management of the Community Parcel.

8.2 **Car Parks**

- 8.2.1 The car lift and car park security infrastructure comprising the Common Property ("**Car Park Infrastructure**") are for the benefit and/or exclusive use of the Lot owners and occupiers of those Lots in the Building that have lot subsidiaries car parks.
- 8.2.2 The Corporation is responsible for maintenance and operation of the Car Park Infrastructure.

- 8.2.3 The By Laws for the Community Parcel regulate the use of the Car Park Infrastructure to ensure the efficient operation and use of the Car Park Infrastructure by the Lot owners and occupiers.

9. **CONDITIONS OF APPROVAL**

- 9.1 The division of the Community Parcel and construction on the Community Parcel are subject to conditions imposed by the relevant planning authority.
- 9.2 The conditions that will continue after completion of the development will be the responsibility of the Community Corporation and owners of the community lots.
- 9.3 A copy of the Decision Notification Form and Conditions of Development Plan Consent are attached to this Scheme Description and are marked Annexure A.
- 9.4 Further particulars about the details of this Scheme may be available from the State Planning Commission.

DATED the *25th* day of *October* 2022

**ENDORSEMENT BY THE RELEVANT AUTHORITY PURSUANT TO
REGULATION 66 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE
(GENERAL) REGULATIONS 2017**

1. All the consents or approvals required under the Planning, Development and Infrastructure Act 2016 in relation to the division of the land (and a change in the use of the land (if any)) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Planning, Development and Infrastructure Act 2016 in relation to any other development envisaged by this scheme description.

Signed:



State Planning Commission

Name:

KARL WOEHLE

Position Held:

PLANNING OFFICER

Dated:

19/10/2022

ANNEXURE A

OFFICIAL

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT:

Name: Citify Group C/- Alexander Symonds Pty Ltd
Postal address: PO Box 1000 Kent Town 5071 South Australia
Email: planning@alexander.com.au

IN REGARD TO:

Development application no.: 020/C024/19	Lodged on: 28 June 2019
Nature of proposed development: Land Division - Secondary Residential Strata Division 1 into 37	

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.	Street no. 69 - 71	Level	Lot no. Lot 92
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 449

Unit no.	Street no. 69 - 71	Level	Lot no. Lot 94
Street name Melbourne Street			
Suburb North Adelaide		State South Australia	Postcode 5006
Section no.	Hundred Adelaide	Volume 5301	Folio 200

DECISION:

Decision type	Decision	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning consent	Granted	12 August 2022	1	-	State Planning Commission
Land division consent	Granted	12 August 2022	3	-	State Planning Commission
Development approval	Granted	12 August 2022	4	-	State Planning Commission

FROM THE RELEVANT AUTHORITY: State Planning Commission
Date: 12 August 2022

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CONDITIONS OF PLANNING CONSENT:

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission to the reasonable satisfaction of the SPC, except where varied by conditions below (if any).

CONDITIONS OF LAND DIVISION CONSENT:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0087637).
2. Payment of \$268,361.00 into the Planning and Development Fund (37 allotment/s @ \$7,253.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7040), by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide SA 5001 or in person at Planning Services, 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:

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the below.
4. An approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
5. The applicant is also advised that any act or work authorised or required by Development Approval must be completed within 3 years of the date of the Decision, unless this period is extended by the SPC.
6. 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.
7. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

State Planning Commission Letter

OFFICIAL

Contact	Planning Services
Email	Dhud.planningservices@sa.gov.au
Phone:	7133 3030



STATE
PLANNING
COMMISSION

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

4 August 2026

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Dear Sir/Madam

**Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at Unit 603 L 6, 69 Melbourn Street, North Adelaide
Registered Proprietor(s): E Wong**

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 6277 Folio 302 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2805380 dated 29/7/26).

The land is the subject of applications for development which were granted approval, subject to certain conditions by the State Commission Assessment Panel / State Planning Commission pursuant to the *Development Act 1993 (repealed)* and the State Planning Commission pursuant to the *Planning Development and Infrastructure Act 2016*.

Copies of the Development approvals are attached (refer item 5.1 and item 29.2 of PIR).

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 6.1 of the PIR.

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Citify Group
Postal address: 117 Prospect Road PROSPECT SA 5082
Email: gemma@citifygroup.com.au

IN REGARD TO:

Development application no.: 21021928	Lodged on: 10 Aug 2021
Nature of proposed development: Variation to DA 020/A097/18 - Create an additional floor comprised of 6 dwellings, increase height from 7 storeys to 8 storeys, changes to windows, increase in garage door width, changes to street canopy and brick balustrade on northern elevation. - Minor Variation to DA 21021928, alterations to apartment 701 including removal of spa and associated fencing and relocation of the vergola	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 69-71 MELBOURNE ST NORTH ADELAIDE SA 5006		
Title ref.: CT 5301/200	Plan Parcel: F162342 AL94	Council: ADELAIDE CITY COUNCIL

Location reference: 69-71 MELBOURNE ST NORTH ADELAIDE SA 5006		
Title ref.: CT 5301/449	Plan Parcel: F162340 AL92	Council: ADELAIDE CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	29 Oct 2021	2	0	State Planning Commission
Building Consent	Granted	28 Jan 2022	0	0	Vittorio Barone - Katnich Dodd Pty Ltd - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	8 Feb 2022	2	0	City of Adelaide

FROM THE RELEVANT AUTHORITY: Vittorio Barone - Katnich Dodd Pty Ltd - Building Level 1
Date: 19 Aug 2022

MINOR VARIATION TO PREVIOUS AUTHORISATION

Consent affected	Description of minor variation	Date minor variation endorsed*	Entity responsible for decision
Planning Consent	Minor variation to development application 21021928		State Planning Commission
Planning Consent; Building Consent	Minor Variation to DA 21021928, alterations to apartment 701 including removal of spa and associated fencing and relocation of the vergola		State Planning Commission; Katnich Dodd Pty Ltd

* Date minor variation endorsed does not affect operative date of original consent.

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent / Development Approval shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Conditions Imposed by Minister responsible for the administration of the South Australian Housing Trust Act 1995 under Section 122 of the Act

Condition 2

A minimum of 15% of all dwellings must be developed as 'affordable housing' in line with the executed Affordable Housing Land Management Agreement AG 1313296 dated 28 November 2019.

Building Consent

None

ADVISORY NOTES

Planning Consent

Advisory Note 1

All previous plans, documentation, technical reports, conditions and advisory notes previously granted Development Plan Consent for application DA 020/A097/18 are still applicable except where varied by this Development Application and the conditions and advisory notes appended to this decision.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 3

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 4

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. 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. The applicant is asked to contact the ERD Court if wishing to appeal. The ERC Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Building Consent

This consent shall be read in conjunction with the base building approval issued under DA 020/A097/18 and PC61179

This consent does not include the tenancy fitouts which shall be the subject of a separate application if required.

The Certificate from Triaxial Pty Ltd (Job No. TX14475.24 dated 8/06/2020 & Job No. TX14475.24 Rev B dated 25/01/2022) certifying that the materials and form of construction will comply with the provisions of Building Code of Australia Part B1 has been accepted and relied upon pursuant to Regulations 85 & 88 & Reg 61 of the PDI Regulations.

The proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards.

The certified drawings/ documents will be issued by the Council with the notification of development approval.

The drawings are stamped "Not for Construction". Future changes may require separate approval.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

The *Fire Hazard Properties* of wall, floor and ceiling linings, and air-handling ductwork shall comply with Clause C1.10 of the BCA.

Fire precautions must be taken during construction in accordance with BCA-E1.9. The builder must also ensure, once the method of construction has been determined, that the design of the building/structure adequately accommodates the anticipated *construction activity actions*.

The BCA does not contain deemed-to-satisfy provisions for demolition works.

The applicant should liaise separately with the relevant authority and the SafeWork SA business unit of DPTI.

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 building 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.

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS - FORM 2: The 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 *Statement of Compliance* shall be completed by the builder and passed on, together with the completed Form(s) 2, to council or 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. Katnich Dodd will, before granting a certificate of occupancy, require:

1. evidence that all conditions of consent have been satisfied
2. a *Statement of Compliance Part A* 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, and also **Part B** which must be signed by the owner of the relevant land, or by someone acting on his or her behalf;
3. a certificate of compliance for each essential safety provision, in the appropriate **Form 2** 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 (refer attached pro-forma);
4. where a building is required by the Building Rules to be equipped with a booster assembly for use by fire fighters; or to have installed a fire alarm that transmits a signal to a fire station; and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, the

"wet" and/or "dry" report(s) from the SA Fire Services as to whether those facilities have been installed and operate satisfactorily.

PLEASE ENSURE THAT THESE FORMS ARE PASSED ON TO THE OWNER & BUILDER.

The certificate of occupancy will prescribe the following maximum number of occupants

STOREY PORTION CLASSIFICATION MAX OCCUPANCY

Basement Whole 7a --

Ground Carpark 7a --

G01 Tenancy 5/6 10 (STAFF)

G02 Tenancy 5/6 10 (STAFF)

First –Seventh Whole 2 33 SOU

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60

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 location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to site-works commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS 3500.3 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

Building work adjacent to a property boundary and/or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owner should be aware that it is not practicable to prevent large relative movements occurring between the existing building and the proposed addition due to foundation soil movements on this site. Such movements can only be masked from view.

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with AS3740–2010 and BCA Clauses SA F1.7 and BCA F1.7 & Table F1.7

All glazing shall be glazed in accordance with AS1288- 2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower. The applicant is advised that **schools, early childhood centres, aged care buildings, and nursing homes** have specific requirements with regards to the provision of Grade A safety glass as per AS1288- 2006 Section 5.10.

IMPORTANT: This report does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines) or the regulations thereunder (including Regulations prescribed for purposes of Section 86), the Work Health & Safety Act 2012, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 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.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Katnich Dodd Pty Ltd	Type of consent: Building
Telephone: 8273 0888	Email: admin@katnichdodd.com.au
Postal address: PO Box 109, Goodwood SA 5034	

Name: State Planning Commission	Type of consent: Planning
Telephone: +611800752664	Email: spcapplications@sa.gov.au
Postal address: GPO Box 1815, ADELAIDE SA 5001	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: Yes

Building work Additional Floor

Building Classification	Approved number of occupants
2 - Building containing two or more sole occupancy units	STOREY PORTION CLASSIFICATION MAX OCCUPANCY Basement Whole 7a -- Ground Carpark 7a - G01 Tenancy 5/6 10 G02 Tenancy 5/6 10 First -Seventh Whole 2 33 SOU

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Additional Floor

- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.*

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Additional Floor

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- nil

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Additional Floor

Building classification 2 - Building containing two or more sole occupancy units

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 1 July 2021 and 31 December 2023 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name City of Adelaide

Email planning@cityofadelaide.com.au

Phone 08 82037185

Notifications may also be provided via the SA planning portal.

South Australia - Regulation 42 under the Development Act 1993

DECISION NOTIFICATION FORM

Contact Officer: Elysse Kuhar
Telephone: 7109 7072
Knet Reference: 2018/23793/01

Development Number:
 020/A097/18

FOR DEVELOPMENT APPLICATION

DATED: 24 November 2018
REGISTERED ON: 11 December 2018

To: Citify Pty Ltd & BFC Pty Ltd
 C/- Mr Fabian Barone
 Director
 Future Urban Group
 GPO Box 2403
 Adelaide SA 5001
Email: fabian@futureurbangroup.com

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Sec No	Street	Suburb	Hundred	Title Reference
Lot 92	FP 162340	-	Melbourne Street	North Adelaide	-	CT 5301/449
Lot 94	FP 162342	-	Melbourne Street	North Adelaide	-	CT 5301/200

Nature of Proposed Development: Demolition of an existing building and construction of a multi-storey mixed-use building (ground plus 6 levels above ground), comprising retail and residential uses and associated basement car park.

From: STATE COMMISSION ASSESSMENT PANEL

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	GRANTED	10	-	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL 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.



Elysse Kuhar
SENIOR PLANNING OFFICER
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Decision: 30 May 2019
3 Sheets Attached

DEVELOPMENT APPLICATION - 020/A097/18

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 020/A097/18.

Reason: to ensure the development is constructed in accordance with endorsed plans and application details.

2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SCAP.

Reason: to ensure the development is constructed in accordance with endorsed plans and application details.

3. A statement by a suitably qualified environmental professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works.

Reason: to ensure the site is suitable for its intended use.

4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

Reason: to ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.

5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

Reason: to ensure off-street car parking facilities are designed to adhere to the necessary standards.

7. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.

Reason: to ensure bicycle facilities are designed to adhere to the necessary standard.

8. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.

9. 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.

Reason: to ensure appropriate reinstatement of any Council, utility or state agency maintained infrastructure affected by construction activities.

10. 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.

Reason: to ensure the proposed landscaping is established and maintained consistent with the landscaping concept and to ensure the necessary privacy screening is achieved at a height of 1.5m.

Advisory Notes for a non-complying land use

- a. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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).
- d. Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following: 1. If the level difference between top of kerb and back of path is less than 50 mm 2. If the existing cross fall(s) exceed 4% (1:25) If any of the above conditions exist for any footpath infrastructure that services the perimeter of the site boundary then please contact the Lead Asset Consultant Streets prior to setting finished floor levels.
- e. Footpath reinstatements associated with works will need to match surrounding materials and pavement composition.
- f. The canopy on the proposed development encroaches on to Melbourne Street a public Road. The canopy is to meet CoA's minimum height requirements.
- g. Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Melbourne Street. Council cannot approve discharge of stormwater on private property.
- h. Council supports and prefers the installation of underground stormwater property connections to council stormwater infrastructure, where suitable council infrastructure is available within the road. The City of Adelaide has a 450mm diameter stormwater pipe on the south side of Melbourne Street which would be the ideal connection location. Please note that it is the property owner's responsibility to verify the location of services within the public realm to ensure any proposed stormwater property connections can be constructed.
- i. The levels of any proposed grated inlet pits or stormwater openings within the building must be designed with an adequate freeboard to the 1% AEP flood level assumed to be top of kerb level adjacent to the stormwater discharge point in Melbourne Street.
- j. Council's stormwater management systems (minor and major rainfall events) have been designed to manage gravitational flows only. Any proposed siphonic roof drainage systems must be designed to attenuate discharge flows to Council's stormwater management systems to equivalent gravitational flows.
- k. Any collected seepage water from a basement groundwater collection system must be either discharged to sewer or a proposed building recycled water system. Collected untreated groundwater seepage must not be discharged to the property stormwater system.
- l. Property boundary levels of the proposed basement carpark driveway ramp in Colley Street must provide an adequate freeboard to the 1% AEP flood level, assumed to be equivalent to 100mm above spoon drain invert adjacent to the driveway ramp in Colley Street, to ensure adequate flooding protection to the basement.
- m. Any collected irrigation seepage water from landscape areas, green walls, planter boxes or rooftop gardens must be either discharged to sewer or an irrigation recycled water reuse system. Collected seepage water should not be discharged to the building stormwater system. "Seepage" water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- n. All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting SCAP Minutes – 30 May 2019 Page 5 of 7 (including associated infrastructure such as cabling etc.) shall meet Councils' requirements and all costs borne directly by the developer.
- o. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- p. Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance.

In addition, provide relevant lighting calculation grid detailing property boundary lines for Councils review and records.

- q. If new canopies are to be constructed as part of these works, then lighting shall meet CoA's under veranda/awning lighting requirements.
- r. Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.
- s. All assets to be handed over to CoA to own and maintain shall be constructed to Councils' requirements and applicable legislative standards and requirements. All equipment gifted.
- t. Any temporary removal or relocations of these urban element's assets shall meet Councils' requirements shall be carried out to meet Councils' requirements and all costs borne directly by the developer. Final location of equipment will be determined by CoA considering existing site constraints etc.
- u. Any traffic control devices shall comply with AS1742.
- v. It is recommended that communications with the Public Transport Division of DPTI and Council's On-Street Parking team be maintained for future required parking changes on Melbourne Street.



Elysse Kuhar
SENIOR PLANNING OFFICER
as delegate of the
STATE COMMISSION ASSESSMENT PANEL

South Australia - Regulation 42 under the Development Act 1993

DECISION NOTIFICATION FORM

Contact Officer: Elysse Kuhar
Telephone: 7109 7072
Knet Reference: 2020/00756/01

Development Number:
 020/A097/18 V1

FOR DEVELOPMENT APPLICATION

DATED: 20 December 2019
REGISTERED ON: 7 January 2020

To: Botten and Bowser
 C/- Mr Fabian Barone
 Director
 Future Urban Pty Ltd
 GPO Box 2403
 Adelaide SA 5001
Email: fabian@futureurbangroup.com

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Plan No	Sec No	Street	Suburb	Hundred	Title Reference
Lot 92	FP 162340	-	Melbourne Street	North Adelaide	-	CT 5301/449
Lot 94	FP 162342	-	Melbourne Street	North Adelaide	-	CT 5301/200

Nature of Proposed Development:

Variation to Development Application 020/A097/18 for demolition of an existing building and construction of a multi-storey mixed-use building (ground plus 6 levels above ground), comprising retail and residential uses and associated basement car park.

Variation: Removal of car park stackers, additional basement car park level (overall increase of 1 car park), relocation of car lift, relocation of lift shaft and stairwell, relocation of south-western stairwell to south-east, installation of transformer, reconfiguration of waste storage enclosure, additional DDA toilet, reconfiguration of at grade car park, additional swimming pool, increase of ground floor ceiling height, installation of glass balustrades to north-western side of balconies, reconfiguration of apartment entrance and increase in overall height of the building by 1m.

From: STATE COMMISSION ASSESSMENT PANEL

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	GRANTED	10	-	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL 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.

Gabrielle McMahon
A/TEAM LEADER – CITY AND INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE PLANNING COMMISSION
Date of Decision: 16 June 2020
3 Sheets Attached

DEVELOPMENT APPLICATION - 020/A097/18 V1

Planning Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, all conditions with respect to Development Application 020/A097/18 continue to apply to this application. Furthermore, the development shall be established in strict accordance with the documents and stamped plans submitted in Development Application 020/A097/18 V1.

Reason: to ensure the development is constructed in accordance with endorsed plans and application details.

2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SCAP.

Reason: to ensure the development is constructed in accordance with endorsed plans and application details.

- ~~3. A statement by a suitably qualified environmental professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works. (met 21/1/2020)~~

Reason: to ensure the site is suitable for its intended use.

4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

Reason: to ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.

5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.

6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

Reason: to ensure off-street car parking facilities are designed to adhere to the necessary standards.

7. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.

Reason: to ensure bicycle facilities are designed to adhere to the necessary standard.

8. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.

Reason: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.

9. 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.

Reason: to ensure appropriate reinstatement of any Council, utility or state agency maintained infrastructure affected by construction activities.

10. 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.

Reason: to ensure the proposed landscaping is established and maintained consistent with the landscaping concept and to ensure the necessary privacy screening is achieved at a height of 1.5m.

Advisory Notes

- a. This Development Plan Consent will expire after 12 months from the date of the original consent, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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).
- d. Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels subject to the following: 1. If the level difference between top of kerb and back of path is less than 50 mm 2. If the existing cross fall(s) exceed 4% (1:25) If any of the above conditions exist for any footpath infrastructure that services the perimeter of the site boundary then please contact the Lead Asset Consultant Streets prior to setting finished floor levels.
- e. Footpath reinstatements associated with works will need to match surrounding materials and pavement composition.
- f. The canopy on the proposed development encroaches on to Melbourne Street a public Road. The canopy is to meet CoA's minimum height requirements.
- g. Stormwater runoff from the proposed development must be contained within the property boundaries, collected and discharged to Melbourne Street. Council cannot approve discharge of stormwater on private property.
- h. Council supports and prefers the installation of underground stormwater property connections to council stormwater infrastructure, where suitable council infrastructure is available within the road. The City of Adelaide has a 450mm diameter stormwater pipe on the south side of Melbourne Street which would be the ideal connection location. Please note that it the property owner's responsibility to verify the location of services within the public realm to ensure any proposed stormwater property connections can be constructed.
- i. The levels of any proposed grated inlet pits or stormwater openings within the building must be designed with an adequate freeboard to the 1% AEP flood level assumed to be top of kerb level adjacent to the stormwater discharge point in Melbourne Street.
- j. Council's stormwater management systems (minor and major rainfall events) have been designed to manage gravitational flows only. Any proposed siphonic roof drainage systems must be designed to attenuate discharge flows to Councils stormwater management systems to equivalent gravitational flows.
- k. Any collected seepage water from a basement groundwater collection system must be either discharged to sewer or a proposed building recycled water system. Collected untreated groundwater seepage must not be discharged to the property stormwater system.
- l. Property boundary levels of the proposed basement carpark driveway ramp in Colley Street must provide an adequate freeboard to the 1% AEP flood level, assumed to be equivalent to 100mm above spoon drain invert adjacent to the driveway ramp in Colley Street, to ensure adequate flooding protection to the basement.
- m. Any collected irrigation seepage water from landscape areas, green walls, planter boxes or rooftop gardens must be either discharged to sewer or an irrigation recycled water reuse system. Collected seepage water should not be discharged to the building stormwater system. "Seepage" water does not include stormwater runoff from landscaped areas which can be discharged to the property stormwater system.
- n. All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting SCAP Minutes – 30 May 2019 Page 5 of 7 (including associated infrastructure such as cabling etc.) shall meet Councils' requirements and all costs borne directly by the developer.
- o. If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc.) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.

- p. Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance. In addition, provide relevant lighting calculation grid detailing property boundary lines for Councils review and records.
- q. If new canopies are to be constructed as part of these works, then lighting shall meet CoA's under veranda/awning lighting requirements.
- r. Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.
- s. All assets to be handed over to CoA to own and maintain shall be constructed to Councils' requirements and applicable legislative standards and requirements. All equipment gifted.
- t. Any temporary removal or relocations of these urban element's assets shall meet Councils' requirements shall be carried out to meet Councils' requirements and all costs borne directly by the developer. Final location of equipment will be determined by CoA considering existing site constraints etc.
- u. Any traffic control devices shall comply with AS1742.
- v. It is recommended that communications with the Public Transport Division of DPTI and Council's On-Street Parking team be maintained for future required parking changes on Melbourne Street.



Gabrielle McMahon
A/TEAM LEADER – CITY AND INNER METRO DEVELOPMENT ASSESSMENT
as delegate of the
STATE PLANNING COMMISSION

DECISION NOTIFICATION FORM

Relevant Authority: State Planning Commission

Telephone: 1800 752 664

Knet Reference: 2020/14792/01

Application Number:

020/A097/18 V2

FOR DEVELOPMENT APPLICATION:

LODGEMENT DATE: 18 August 2020

To: Botten & Bowser
 C/- Mr Fabian Barone
 Future Urban Pty Ltd
 GPO Box 2403
 ADELAIDE SA 5001
 Email: fabian@futureurban.com.au

LOCATION OF DEVELOPMENT:

Street Address: 69-71 Melbourne Street, North Adelaide						
Lot No	Plan No	Sec No	Street/Road	Suburb	Hundred	Title Ref
Lot 92	FP 162340	-	Melbourne Street	North Adelaide	Adelaide	CT 5301/449
Lot 94	FP 162342	-	Melbourne Street	North Adelaide	Adelaide	CT 5301/200

Nature of Development: Variation to DA 020/A097/18 for demolition of an existing building and construction of a multi-storey, mixed-use building, comprising retail and residential uses and associated basement car park.

Variation: Conversion of 5 x 3-bedroom apartments to 5 x 1-bedroom apartments and 5 x 2-bedroom apartments, and expansion of the level 6 terrace.

NATURE OF DECISION	DECISION	DATE OF DECISION	NO. OF CONDITIONS	NO. OF RESERVED MATTERS
Development Plan Consent 020/A097/18V2	GRANTED	22 October 2020	10	-
Development Plan Consent 020/A097/18V1	GRANTED	16 June 2020	10	-
Development Plan Consent 020/A097/18	GRANTED	30 May 2019	10	-
Building Rules Consent	STILL REQUIRED	-	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-	-	-

Any conditions imposed, or reasons for refusal, are set out on the attached sheet(s)

Category 3 representors: # x representation[s] were received.

~~Any consent/approval does not become operative until the periods specified in the Development Act 1993 (fifteen business days) has expired. On expiry of fifteen business days from the date of the decision on your application you should contact the Environment Resources and Development Court (8204 0289) to establish if an appeal lodged.~~

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.

DATE OF NOTICE: 22 October 2020

BY THE: STATE PLANNING COMMISSION

DECISION NOTIFICATION FORM – 020/A097/18 V2

PLANNING CONDITIONS:

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission (SPC), except where varied by conditions below (if any)
Reason: To ensure the development is in accordance with this consent.
2. Prior to Development Approval for Stage 2, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the SPC.
Reason: to ensure the development is constructed in accordance with endorsed plans and application details.
3. ~~A statement by a suitably qualified environmental professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the SCAP prior to any superstructure works. (met 24/1/2020)~~
Reason: to ensure the site is suitable for its intended use.
4. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
Reason: to ensure external lighting does not introduce undue potential for hazards to users of the adjacent road network in accordance with the necessary standard.
5. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
Reason: to ensure stormwater infrastructure is designed and constructed to minimise potential for flood risk to adjoining property or public roads associated with stormwater runoff in accordance with the necessary standard.
6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
Reason: to ensure off-street car parking facilities are designed to adhere to the necessary standards.
7. All bicycle facilities shall be designed in accordance with AS/NZS 2890.3:2015.
Reason: to ensure bicycle facilities are designed to adhere to the necessary standard.
8. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.
Reason: to ensure mechanical equipment does not cause unreasonable nuisance or loss of amenity in the locality.
9. 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.
Reason: to ensure appropriate reinstatement of any Council, utility or state agency maintained infrastructure affected by construction activities.
10. 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.
Reason: to ensure the proposed landscaping is established and maintained consistent with the landscaping concept and to ensure the necessary privacy screening is achieved at a height of 1.5m.

ADVISORY NOTES:

- a. This Development Plan Consent will expire after 12 months from the date of the original consent, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.

- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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. 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).
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- p. Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance. In addition, provide relevant lighting calculation grid detailing property boundary lines for Councils review and records.
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- r. Existing underground services shall be identified and marked in the locality prior to undertaking any excavation works.

DECISION NOTIFICATION FORM – 020/A097/18 V2

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- u. Any traffic control devices shall comply with AS1742.
- v. It is recommended that communications with the Public Transport Division of DPTI and Council's On-Street Parking team be maintained for future required parking changes on Melbourne Street.

Office of the Technical Regulator Email

PIR: 0222880648 Reference: 0002805380

From DEM:OTR Plumbing Conveyancing <DEMOTRPlumbingConveyancing@sa.gov.au>

Date Mon 10-Aug-26 11:33 AM

To form1 <form1@form1.net.au>

OFFICIAL

Please note that any statement related to this property Unit 603 L 6, 69 MELBOURNE STREET, NORTH ADELAIDE, SA 5006 was based on historical data which no longer applies to the property. The Plumbing section of The Office of the Technical Regulator has no current interests in this property.

Note: This statement may have been recreated from the original data transferred from SA Water. The OTR inherited this data on 10/04/2013 and cannot be held responsible for errors created in records prior to this date. We do endeavour to rectify these issues as soon as they are brought to our attention.

Rebecca Smith | Senior Regulatory Compliance Administrator

The Office of the Technical Regulator | Plumbing

Department for Energy and Mining

T 1300 760 311 | E DEMOTRPlumbingConveyancing@sa.gov.au | W www.energymining.sa.gov.au

GPO Box 618, Adelaide, South Australia 5001
Level 4, 11 Waymouth Street, Adelaide SA 5000

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