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Lot or Common Property which must be accessed from all liability and costs in connection with the relevant Shared Facility; and

(B) will make good any damage caused to that Owner's Lot or to Common Property as a result of the Substitution of the Shared Facility; and

(vi) subject to this clause 59.13 and clause 59.14, all provisions of this management statement are applicable to a Shared Facility which has undergone a Substitution, to the extent necessary.

59.14 Use of Member Substituted Shared Facilities

If the Substitution of a Shared Facility is procured in accordance with clause 59.13, each Member retains the right to use and obligation to contribute to the maintenance of that Shared Facility.

59.15 Use of Member installed Shared Facilities

If Members install an additional Shared Facility in accordance with clause 59.3(b), those Members are the Members Benefitted by the new Shared Facility.

60 Using approved contractors

60.1 Overview

Many of the Shared Facilities in Quay Quarter Lanes are highly technical and affect other components in the development. As a result:

- (a) Shared Facilities, building works and services must be maintained to a high standard; and
- (b) only contractors approved by the Committee may do structural building works and maintain or replace Shared Facilities (except for a Shared Facility that is only used by one Member or if this management statement specifies otherwise).

60.2 Obligations of the Committee

The Committee must:

- (a) appoint and make sure that contractors approved by it are available to maintain Shared Facilities and carry out structural building works; and
- (b) give each Member a list of current approved contractors.

60.3 Obligations of Members, Owners and Occupiers

You must use approved contractors for all work described in this clause 60.

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However, this obligation does not apply to the Developer when it carries out Development Works.

61 Damage to Shared Facilities

61.1 What are your obligations?

You must:

- (a) immediately notify the Committee if you know about damage to or a defect in a Shared Facility; and
- (b) compensate the Committee for any damage to Shared Facilities caused by you, your visitors or persons doing work in Quay Quarter Lanes on your behalf.

61.2 No interference

You must not interfere with or use Shared Facilities other than according to this management statement.

62 Security control at Quay Quarter Lanes

62.1 An integrated security system

Security at Quay Quarter Lanes is important to all Members, Owners and Occupiers. To maintain an integrated security system, this management statement regulates access and security issues and the use of security equipment (eg the provision of Security Keys and Security Services). The Security Keys and Security Services are Shared Facilities.

62.2 Restricting access to and monitoring parts of Quay Quarter Lanes

Subject to this management statement and the Easements, the Committee may:

- (a) restrict by Security Key, Security Services and other means, vehicular and pedestrian entrances to the basement carpark at Quay Quarter Lanes and access to some or all of the carpark levels of any part of Quay Quarter Lanes; and
- (b) close off or restrict access to parts of Quay Quarter Lanes that you do not use to get to your Lot or Common Property; and
- (c) restrict access to Shared Facilities; and
- (d) secure doors or gates in Quay Quarter Lanes between the hours the Committee determines are appropriate to preserve the security of Quay Quarter Lanes and to protect Members, Owners, Occupiers and their property; and
- (e) monitor, by surveillance cameras and other security device or patrol, Shared Facilities, various parts of the basement carpark at Quay Quarter Lanes, and vehicular and pedestrian entrances to any part of Quay Quarter Lanes.

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62.3 Provision of Security Keys

The Committee must provide:

- (a) each Member with a Security Key to access the carpark and their component of Quay Quarter Lanes; and
 - (b) each Owner and Occupier of Lot with a Security Key to access their Lot,
- but only if that access is controlled by the integrated security system for Quay Quarter Lanes.

62.4 Charging fees for Security Keys

The Committee may charge you a fee or bond if you want additional or replacement Security Keys.

62.5 Your rights and obligations

You must:

- (a) take all reasonable steps not to lose a Security Key; and
- (b) return Security Keys to the Committee if you do not need them; and
- (c) notify the Committee immediately if you lose a Security Key; and
- (d) comply with the reasonable instructions of the Committee about Security Keys including instructions about re-coding and returning Security Keys; and
- (e) take reasonable steps to ensure the security of Quay Quarter Lanes is regulated as contemplated by this clause 62, including taking steps to ensure that your Invitees comply with the provisions of this clause 62.

62.6 Some prohibitions

You must not:

- (a) copy a Security Key; or
- (b) give a Security Key to someone who is not a Member, an Owner or an Occupier; or
- (c) interfere with or shut down any part of the integrated security system for Quay Quarter Lanes without the Committee's consent; or
- (d) if you are an Owners Corporation, restrict access to Common Property or Shared Facilities in your Strata Scheme without the Committee's consent.

62.7 Who owns Security Keys?

Security Keys belong to the Committee.

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62.8 Managing the Security Key system

The Committee has the power to:

- (a) re-code Security Keys; and
- (b) require you to promptly return your Security Keys to the Committee to be re-coded; and
- (c) enter into agreements with third parties about the provision and management of Security Keys and the management of security systems generally.

63 Loading dock

63.1 Shared Facility

The Loading Dock is a Shared Facility for use by Members and Occupiers in accordance with the Loading Dock Easement, Loading Dock Management Plan, this management statement and any other rules determined by the Committee.

63.2 Rules

- (a) The Committee may make Rules by Ordinary Resolution for the use of the Loading Dock in accordance with clause 7.5 ("Making Rules").
- (b) The Committee cannot make Rules in relation to the Loading Dock which give or purport to give access to the Loading Dock which is not on an equal footing basis for all Members Benefited including any third parties of that Member Benefited. However, the Rules may allocate priority to different types of users at different times.
- (c) Rules made by the Committee in relation to the use of the Loading Dock may not be the subject of expert determination or an appeal by any party.
- (d) You must:
 - (i) comply with all reasonable requirements of the manager of the Loading Dock; and
 - (ii) not use the Loading Dock in a manner that breaches the conditions of any development consent, permit or authorisation or any law applicable to the Parcel.

64 Council Leasehold Scheme

64.1 Use

The Council Leasehold Scheme forms part of the Basement of Quay Quarter Lanes and the Splay Areas. Parts of the Council Leasehold Scheme (such as entry and accessways) are Shared Facilities for the use by Members, Owners, Occupiers and their Invitees.

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64.2 Council Common Property Lease

- (a) The following obligations of the Council Leasehold Owner under the Council Common Property Lease are delegated to the Committee:
- (i) Clauses 9.4(c) and (d) (other than in respect of the Splay Areas);
 - (ii) Clause 10.1(other than in respect of the Splay Areas);
 - (iii) clause 10.3; and
 - (iv) clause 14.
- The Committee must perform the obligations outlined in clause 64.2 in accordance with the requirements of the Council Common Property Lease.
- (b) The Members (other than the Council Leasehold Owner) indemnify and keep the indemnified the Council Leasehold Owner against any liability suffered as a result of the failure of the Committee to comply with the obligations outlined in clause 64.2.

65 Garbage storage and removal

65.1 Requirements for Stratum Lots and Owners Corporations

- (a) If you are an Owner or Occupier of a Stratum Lot or an Owners Corporation, you must transport your garbage and recyclable materials using a transportation device approved by the Committee to the Waste Management Room between the hours of 10 am to midday, 3 pm to 5pm and 9 pm to 10 pm Monday to Sunday or such other hours as prescribed by the Committee from time to time.
- (b) Garbage and recyclable materials must:
- (i) be transported to the Waste Management Room using a transportation device approved by the Committee;
 - (ii) not be transported through common areas in plastic bags; and
 - (iii) be emptied into the appropriate bin or recycling facility within the Waste Management Room.
- (c) You must follow the displayed manufacturers instructions when using the waste management equipment.
- (d) You must immediately clean up any garbage you spill outside your Lot and clean the affected area.
- (e) You must contact the Committee to remove (at your cost) your large articles of garbage, recyclable materials, liquids or other articles that the Committee will not remove as part of its normal garbage and removal function and all chemical waste must be disposed in accordance with the Environmental Protection Act.

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- (f) You must comply with the Waste Management Plan.

65.2 Requirements for Residential Strata Schemes

If you are an Owner or Occupier of a Lot in a Residential Strata Scheme your by-laws sets out rules in relation to the storage and removal of garbage and recyclable materials.

65.3 General obligations of Owners and Occupiers in a Residential Strata Scheme

In addition to your other obligations under this clause 65 if you are an Owner or Occupier of a Lot in a Residential Strata Scheme:

- (a) you must not place or store garbage or recyclable materials on Common Property (or another area outside your Lot) other than in garbage rooms which you are entitled to use; and
- (b) you must not place or store garbage or recyclable materials in a carspace or on a balcony; and
- (c) you must contact the Committee to remove (at your cost) your large articles of garbage, recyclable materials, liquids or other articles that the Committee will not remove as part of its normal garbage and removal function; and
- (d) you must immediately clean up any garbage you spill outside your Lot and clean the affected area.

65.4 Obligations of the Committee

The Committee may arrange for the collection of garbage from the Waste Management Room and Loading Dock.

66 Public Amenities

66.1 Public Art

The Committee must ensure that the Public Art is maintained in accordance with the Public Art Strategy and any annual maintenance plan approved by the artist.

66.2 Public Amenities

- (a) The Public Amenities must be kept clean and in a good state of repair.
- (b) The Committee must arrange for the prompt removal of graffiti and repair of any damage to the Public Amenities.
- (c) Owners and their visitors must comply with the terms of the Easements regulating the Public Amenities.

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66.3 Heritage Interpretation Plan

Each Owner must maintain any Heritage Interpretation Panels located on that Member's Lot in accordance with any Development Consent and requirements of Authorities.

66.4 Car Share Space

- (a) Quay Quarter Lanes includes a Car Share Space.
- (b) For so long as Condition 52 of development consent to development application number D/2015/930/Q is in force, the Owners Corporation of the Council Leasehold Scheme must make available the Car Share Space to a car share operator at no fee.
- (c) The Owners Corporation of the Council Leasehold Scheme must enter into an agreement with a car share operator regulating use of the Car Share Space and keep in place an agreement with a car share operator at all times.
- (d) The Committee must ensure the Car Share Space is sign posted for use only by car share vehicles and is well lit.

66.5 Condition 127 Development Consent

- (a) This clause applies for so long as Commercial Lot C is burdened by positive covenant numbered 37 in DP 1259000.
- (b) Council acknowledges that the kerb referred to in that positive covenant is located within Loftus Lane and it will not do anything to place the Commercial Lot C Owner in breach of the positive covenant.

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Part 7

Development Works, subdivisions and replacement management statements

67 Interpreting this part

67.1 Application of part

This Part 7 and the rights of the Developer under it apply despite any other provisions in this management statement.

67.2 References to the Developer

In this Part 7, references to the Developer include all persons authorised by the Developer.

68 Development Works

68.1 Developer's rights

The Developer may carry out Development Works in Quay Quarter Lanes and is not required to obtain consent from you or the Committee to do so.

68.2 Consents from Government Agencies

The Developer must obtain all necessary consents from Government Agencies to carry out Development Works. Clause 68.7 ("Development Works Applications") applies.

68.3 Access arrangements

The Developer may gain access via Shared Facilities and Common Property (where applicable) to a component in Quay Quarter Lanes to carry out Development Works. If the Developer requires access to your part of Quay Quarter Lanes (other than a Shared Facility) to carry out Development Works:

- (a) the Developer must provide you with reasonable notice (except in an emergency when no notice is required); and
- (b) you must act reasonably and provide the Developer with access.

68.4 Access restriction arrangements

Subject to any laws and regulations, the Developer may in the Developer's absolute discretion:

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- (a) restrict your access to all or any part of the Development Lot in connection with carrying out Development Works; or
- (b) restrict your access to a Stratum Lot or Common Property to the extent necessary to carry out Development Works on that Stratum Lot or Common Property; or
- (c) restrict access as set out in clause 68.4(a) and clause 68.4(b).

68.5 Works affecting Shared Facilities

The Developer may install new Shared Facilities as part of the Development Works. The Developer may also:

- (a) temporarily disconnect existing Shared Facilities as part of the Development Works; and
- (b) augment existing Shared Facilities as part of the Development Works; and
- (c) relocate existing Shared Facilities.

In addition to its obligations under clause 68.3 ("Access arrangements"), the Developer must provide you with reasonable notice before it temporarily disconnects an existing Shared Facility which you are entitled to use (except in an emergency when no notice is required).

68.6 Rectifying damage

The Developer must promptly rectify any damage it causes to your Stratum Lot or Strata Scheme as a result of carrying out Development Works.

68.7 Development Works Applications

The Developer does not need consent from you or the Committee to make Development Works Applications to Government Agencies. However, if that consent is required by a Government Agency (or otherwise) in order for the Developer to make an application, you and the Committee must promptly give consent.

68.8 Notice when Shared Facilities complete

The Developer must notify the Committee promptly when it completes Development Works for a Shared Facility.

69 Selling Activities

69.1 Rights

The Developer may carry out Selling Activities in Quay Quarter Lanes and is not required to obtain consent from you or the Committee to do so.

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69.2 Consents from Government Agencies

The Developer must obtain all necessary consents from Government Agencies to carry out Selling Activities. Clause 69.5 ("Selling Activities applications") applies.

69.3 Access arrangements

The Developer may gain access to parts of Quay Quarter Lanes via Shared Facilities and Common Property (where applicable) necessary to carry out Selling Activities and where the Developer does so:

- (a) the Developer must provide you with reasonable notice (except in an emergency when no notice is required); and
- (b) you must act reasonably and provide the Developer with the requested access, and you must not require or seek to require the Developer to pay any fees in connection with access to your part of Quay Quarter Lanes.

69.4 Rectifying damage

The Developer must promptly rectify any damage the Developer causes to your Stratum Lot or Strata Scheme as a result of carrying out Selling Activities.

69.5 Selling Activities applications

The Developer does not need consent from you or the Committee to make applications to Government Agencies for the purposes of carrying out Selling Activities. However, if that consent is required by a Government Agency (or otherwise) in order for the Developer to make an application, you and the Committee must promptly give consent.

70 Leasing Activities

70.1 Rights

The Developer, a Retail Lot Owner and the Commercial Lot Owner may carry out Leasing Activities in Quay Quarter Lanes and is not required to obtain consent from you or the Committee to do so.

70.2 Consents from Government Agencies

The Developer, the Retail Lot Owners and the Commercial Lot Owner must obtain all necessary consents from Government Agencies to carry out Leasing Activities. Clause 70.5 ("Leasing Activities applications") applies.

70.3 Access arrangements

The Developer, the Retail Lot Owners and the Commercial Lot Owner may gain access to parts of Quay Quarter Lanes via Shared Facilities and Common Property (where applicable) necessary to carry out Leasing Activities and where the Developer, a Retail Lot Owner or the Commercial Lot Owner does so:

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- (a) they must provide you with reasonable notice (except in an emergency when no notice is required); and
- (b) you must act reasonably and provide the requested access, and you must not require or seek to require any fees in connection with access to your part of Quay Quarter Lanes.

70.4 Rectifying damage

The Developer, the Retail Lot Owners and the Commercial Lot Owner must promptly rectify any damage the person causes to your Stratum Lot or Strata Scheme as a result of carrying out Leasing Activities.

70.5 Leasing Activities applications

The Developer, the Retail Lot Owners and the Commercial Lot Owner do not need consent from you or the Committee to make applications to Government Agencies for the purposes of carrying out Leasing Activities. However, if that consent is required by a Government Agency (or otherwise) in order for the Developer, a Retail Lot Owner or the Commercial Lot Owner to make an application, you and the Committee must promptly give consent.

71 Subdivisions and registration of Subdivision Plans

71.1 Acknowledgements about subdivisions and their effect on this management statement

You acknowledge that:

- (a) the Developer may, subject to all necessary development approvals and consents being obtained from the relevant Government Agencies, subdivide by a Subdivision Plan or a Strata Plan those buildings or components in Quay Quarter Lanes that have not yet been fully constructed but are contemplated by this management statement; and
- (b) when the Developer subdivides any part of Quay Quarter Lanes, this management statement may be replaced by a new building management statement or a strata management statement; and
- (c) it may be necessary to amend or replace this management statement with a new management statement if as a result of the registration of Subdivision Plans or Strata Plans:
 - (i) the Members contemplated in this management statement change; or
 - (ii) the subdivisions contemplated in this management statement change; or
 - (iii) the Members' contribution to Shared Facilities changes; or
 - (iv) the Members entitled to use Shared Facilities according to Schedule 2 ("Initial List of Shared Facilities") change.

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71.2 Consenting to Subdivision Plans

You must, if required by the Developer, give your consent under:

- (a) section 195D of the *Conveyancing Act 1919* and do all things that the Developer requires to permit registration of a Subdivision Plan for buildings or components in Quay Quarter Lanes that have not yet been fully constructed but are contemplated by this management statement; and
- (b) section 104 of the Development Act and do all things that the Developer requires to permit registration of Strata Plans for buildings or components in Quay Quarter Lanes that have not yet been fully constructed but are contemplated by this management statement; and
- (c) provide any other consent and do all things reasonably necessary, including signing all documents and passing resolutions, to allow registration of the Subdivision Plan or Strata Plan unless the proposed subdivision would detrimentally and substantially affect your use of Shared Facilities.

71.3 New management statement

In addition to your obligations under clause 71.2 ("Consenting to Subdivision Plans"), if a Member is required to register a new building management statement or new strata management statement with a Subdivision Plan or a Strata Plan, then:

- (a) the Member must ensure that the new building management statement or new strata management statement imports the provisions of this management statement (without amendment unless the amendments are approved by the Committee by Unanimous Resolution); and
- (b) provided that clause 71.3(a) has been complied with, then:
 - (i) Members must consent to the registration of that new building management statement or new strata management statement.
 - (ii) Members must vote in favour of a Unanimous Resolution to repeal this management statement; and
 - (iii) Owners and Occupiers must give any consents required and do all things reasonably necessary, including signing all documents and passing resolutions to repeal this management statement.

71.4 Subdivisions and Easements

It may be necessary or desirable, as part of the subdivision of those buildings or components in Quay Quarter Lanes that have not yet been fully constructed but are contemplated by this management statement, to:

- (a) create new Easements with a Subdivision Plan or a Strata Plan; and
- (b) vary existing Easements with a Subdivision Plan or Strata Plan; and

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- (c) extinguish existing Easements with a Subdivision Plan or Strata Plan; and
- (d) replace existing Easements; and
- (e) do any of the things in (a) to (d) if required by Government Agencies.

You must:

- (f) consent and obtain all necessary consents (including from your financier) to the creation of new Easements if they do not detrimentally affect the use of your Lot to a substantial extent; and
- (g) consent and obtain all necessary consents (including from your financier) to the extinguishment or variation of existing Easements if the extinguishment or variation does not detrimentally affect the use of your Lot to a substantial extent; and
- (h) despite (f) and (g), consent to any of the things in (a) to (e) if those things are required by any Government Agency; and
- (i) consent to replacement Easements if the replacement Easement is on terms no more onerous to you than the existing Easement; and

71.5 Endorsement of consent

You must, subject to this clause 71:

- (a) promptly sign all documents contemplated in this clause 71 if required by the Developer; and
- (b) promptly produce to the Registrar-General the certificate of title for your Lot if the Developer notifies you that production of the certificate of title is necessary to enable registration of all documents contemplated in this clause 71; and
- (c) do the things in this clause 71 more than once if required by the Developer or a Member.

71.6 Costs

The Developer or Member requesting the subdivision must pay the reasonable costs of the Owners Corporations or an Owner in complying with its obligations under this clause.

72 Effect of registering a new management statement

72.1 Statement continuation of provisions

The following provisions apply if a new management statement is registered:

- (a) Service Contracts entered into by the previous Committee continue to apply; and
- (b) each new Member must become a party to each current Service Contract; and

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- (c) Rules continue to apply; and
- (d) the Officers of the previous Committee continue to hold office (until they vacate or are dismissed from their position); and
- (e) clause 15.5 ("Certificate is evidence of matters in it") continues to have effect in respect of Outstanding Levy Certificates issued before registration of the new building management statement; and
- (f) consents given by the Committee according to clause 19 ("Consents by the Committee") continue to apply; and
- (g) Resolutions, Developer Resolutions, Unanimous Resolutions and Shared Facility Resolutions continue to apply; and
- (h) bank accounts established by the Committee in the names of the Members continue to operate; and
- (i) the contractors approved by the Committee under clause 60 ("Using approved contractors") continue to apply; and
- (j) all consents and approvals under this Part 7 continue to apply.

72.2 Financial statement

Immediately before a new management statement is registered, the Committee must:

- (a) have its accounts audited by a qualified auditor; and
- (b) prepare and provide to each Member a financial statement for each of its accounts (from the date of the last financial statement) which contains the information in clause 52.2 ("Information to be included in a financial statement").

73 Developer as a Member during Development Period

73.1 Role of Developer as Member

The powers, rights and authorities of the Developer as a Member are set out in this Part 7 and include the right for the Developer to:

- (a) attend meetings of the Committee;
- (b) receive minutes, correspondence and agendas; and
- (c) veto any Resolution or Unanimous Resolution under 73.2 ("Developer's veto right") during the Development Period.

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73.2 Developer's veto right

The Developer reserves the right to veto any Resolution or Unanimous Resolution:

- (a) which is inconsistent the Developer's development rights set out in Part 7 of this management statement; or
- (b) which will affect the right of the Developer to carry out and complete the development of those buildings or components in Quay Quarter Lanes that have not yet been fully constructed but are contemplated by this management statement.

73.3 No liability to contribute to Shared Facilities

- (a) The Developer is not liable to contribute towards the cost of Shared Facilities, insurance or the repair and maintenance of the Parcel.
- (b) Despite anything else in this management statement, the Developer is not liable under an agreement or contract entered into by the Members unless it is a party to that agreement.

73.4 No liability

The Developer's only obligations under this management statement are set out in this Part 7.

73.5 No agent

Despite clause 18 ("Committee's power to act on behalf of the Members"), the Committee must not act as agent or take legal proceedings for the Developer.

73.6 Developer's membership ends

The Developer's right to vote ends at the end of the Development Period, when it is no longer a Member of Committee.

74 End of Development Period

74.1 Review at the end of the Development Period

- (a) Within 12 months after the end of the Development Period, the Committee must review the allocation of costs for Shared Facilities to ensure that the allocation of costs remains fair. If following the review the Committee determines that costs for a Shared Facility will be more fairly divided, the Committee must engage an expert to prepare a report on the allocation of the costs of that Shared Facility. If the expert report recommends that the cost of a Shared Facility should be changed having regard to information available as to the usage of the Shared Facility since the end of the Development Period, then the Committee must adopt the recommendation of the expert and amend the Shared Facilities Register accordingly.
- (b) A party can serve a Dispute Notice if that party disputes the report from the expert in which case the dispute resolution provisions in clause 75 ("How to resolve Disputes")

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will apply to determine the apportionment of costs with respect to the relevant Shared Facility.

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Part 8 Miscellaneous

75 How to resolve Disputes

75.1 Interpretation

For the purpose of this clause 75, "party" or "parties" means the party or parties to a Dispute. The party or parties to a Dispute may be the Committee, a Member, an Owner or an Occupier.

75.2 Resolution of Disputes

The parties to a Dispute must endeavour in good faith to resolve their Dispute before taking action under this clause 75.

75.3 Dispute Notice

A party may give another party a Dispute Notice if they are unable to resolve their Dispute under clause 75.2 ("Resolution of Disputes"). In the Dispute Notice the party must:

- (a) describe what the Dispute is about; and
- (b) identify the provisions of this management statement or the law that applies to the Dispute; and
- (c) state the position of the party; and
- (d) set out the facts and other circumstances on which the party relies; and
- (e) if the dispute relates to the recommendations set out in a Cost Review Report; and
- (f) attach copies of correspondence and other documents mentioned in the Dispute Notice.

75.4 Negotiation

Within 10 Business Days after a party gives a Dispute notice, the parties to the Dispute must meet in person (or conduct a telephone conference) at an agreed time and place. If they cannot agree on the time and place, they must meet to try to resolve the Dispute by negotiation:

- (a) at 2.00 pm on the day which is 10 Business Days after the Dispute notice was given; and
- (b) at Quay Quarter Lanes or by telephone conference.

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75.5 Referring a Dispute to expert determination

If the parties cannot resolve their Dispute by negotiation, a party may give a determination notice requiring the parties to refer the Dispute to an independent expert for determination and appoint an expert to determine the Dispute.

75.6 Appointing an expert or mediation

If the parties cannot agree on an expert within five Business Days after a party gives a determination notice:

- (a) a party may ask the chairperson of Strata Community Association (NSW) Limited to appoint an appropriate expert having regard to the nature of the Dispute and determine the remuneration of the expert; or
- (b) make an application for mediation under the Management Act unless the Dispute relates to costs of Shared Facilities.

75.7 Tribunal

- (a) If mediation under clause 75.6(b) has been unsuccessful and the Dispute does not relate to costs of Shared Facilities, a party can make an application to the Tribunal for an order in relation to the Dispute.
- (b) You must consent to an application to the Tribunal to determine the dispute by a party as required by section 232(4) *Strata Schemes Management Act 2015*.

75.8 Instructions to the expert

The parties must instruct the expert to:

- (a) act as an expert and not as an arbitrator; and
- (b) determine the rules for the conduct of the expert determination; and
- (c) consider the documents and other information the parties give the expert and which, in the opinion of the expert, are relevant.

75.9 Conducting expert determination

If the parties cannot agree on the rules for the conduct of the expert determination, then the expert is to determine the rules and notify the parties accordingly.

75.10 Expert determination

The expert:

- (a) is not bound to observe the rules of natural justice or the rules of evidence; and
- (b) may obtain and refer to documents and information not provided by the parties; and

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- (c) must determine the Dispute and give written reasons for the determination within one month after being appointed.

75.11 Binding effect

The expert's determination is final and binding on the parties to the Dispute without appeal so far as the law allows.

75.12 Expert determination about Shared Facility costs

If a Dispute about the proportion of a Member's cost for a Shared Facility is determined under this clause 75, the expert who determines the Dispute must determine any adjustments the Member or the Committee must pay.

75.13 Costs

The parties to the Dispute must equally share the costs for expert determination of their Dispute (unless the expert decides otherwise) and pay their costs in connection with the Dispute.

76 How to serve notices

76.1 Methods of serving notices

A notice must be:

- (a) delivered personally to the addressee; or
- (b) left at the Current Address of the addressee; or
- (c) sent by pre-paid ordinary post to the Current Address of the addressee.

Any notices to be served on the Committee are to be addressed to the Secretary of the Committee.

76.2 When does a notice take effect?

A notice takes effect from the time it is received unless a later time is specified.

76.3 Receipt - post

If sent by post, a notice is taken to be received three days after posting (or seven days after posting if sent to or from a place outside Australia).

76.4 Form of notices

Unless stated otherwise in this management statement, all notices, certificates, consents and other communications in connection with this management statement must be in writing, signed by the sender (if an individual) or an authorised officer of the sender.

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76.5 Receipt - general

Despite clause 76.2 ("When does a notice take effect?"), if a notice is received after 5.00pm in the place of receipt or on a non-Business Day, it is taken to be received at 9.00am on the next Business Day.

76.6 Notices to the Committee

A notice (or other document) intended for the Committee must be served in accordance with the methods provided under clause 76.1 ("Methods of serving notices") to the Manager, or if the Committee has not appointed a Manager, the Chairperson.

77 GST

77.1 Amounts are exclusive of GST

Unless otherwise expressly stated, all amounts payable under or in connection with this management statement are expressed to be exclusive of any amount of GST.

77.2 Obligation to pay GST

Where GST is imposed under GST Law on any supply made under or in connection with this management statement by one party ("the supplying party") to another party ("the receiving party"), the receiving party must pay or provide the GST exclusive consideration for the supply and, in addition to and at the same time as the GST exclusive consideration is payable or to be provided, an additional amount equal to the amount of GST liability of the supplying party. The supplying party must issue a tax invoice to the receiving party.

77.3 Differences in amounts

If the amount of GST recovered by the supplying party from the receiving party differs from the amount of GST payable at law by the supplying party (or an entity grouped with the supplying party for GST purposes) in respect of the supply, the amount payable by the receiving party to the supplying party will be adjusted accordingly.

77.4 Reimbursement

Where one party ("payer") is liable to reimburse another party ("payee") for any expenditure incurred by the payee ("Expenditure"), the amount reimbursed by the payer will be the GST exclusive Expenditure plus any GST payable to the payee by the payer under this clause 77.

78 General

78.1 Discretion in exercising rights

The Committee, a Member or an Owner may exercise a right or remedy or give or refuse its consent in any way it considers appropriate (unless this management statement expressly states otherwise), including by imposing conditions.

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78.2 Partial exercise of rights

If the Committee, a Member, an Owner or an Occupier do not exercise a right or remedy fully or at a given time, they may still exercise it later.

78.3 Approvals and consents

By giving its approval or consent, the Committee, a Member or an Owner does not make or give any warranty or representation as to any circumstance relating to the subject matter of the consent or approval.

78.4 Conflict of interest

The Committee, Members, Owners and Occupiers may exercise their rights and remedies under this management statement even if this involves a conflict of duty or a party has a personal interest in their exercise.

78.5 Remedies cumulative

The rights and remedies provided in this management statement are in addition to other rights and remedies given by law independently of this management statement.

78.6 Severability

If the whole or any part of a provision of this management statement is void, unenforceable or illegal, then that provision or part provision is severed from this management statement. The remainder of this management statement has full force and effect unless the severance alters the basic nature of this management statement or is contrary to public policy.

79 Developer limitation of liability

- (a) Kent Street Pty Limited (ACN 006 794 654) (in this clause 79, "**Kent Street**") enters into this management statement only in its capacity as trustee of the Loftus Street Trust and in no other capacity. A liability arising under or in connection with this management statement is limited to, and can be enforced against Kent Street only to the extent to which it can be satisfied out of property of the Loftus Street Trust out of which Kent Street is actually indemnified for the liability. This limitation of liability applies despite any other provision of this management statement and extends to all liabilities and obligations of Kent Street in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this contract.
- (b) The purchaser may not sue Kent Street in any capacity other than as trustee of the Loftus Street Trust, including seeking the appointment of a receiver (except in relation to property of the Loftus Street Trust), a liquidator, an administrator, or any similar person to Kent Street or prove in any liquidation, administration or arrangement of or affecting Kent Street (except in relation to property of the Loftus Street Trust).
- (c) Kent Street is not obliged to do or refrain from doing anything under this management statement (including, without limitation, incur any liability) unless Kent Street's liability is limited in the same manner as set out in clauses 79(a) and (b) above.

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- (d) The provisions of this clause 79 do not apply to any obligation or liability of Kent Street to the extent that it is not satisfied because, under the trust deed or constitution governing the Loftus Street Trust or by operation of law, there is a reduction in the extent of Kent Street's indemnification out of the assets of the Loftus Street Trust, as a result of Kent Street's fraud, negligence or breach of trust.
- (e) No attorney, agent, receiver or receiver and manager appointed has authority to act on behalf of Kent Street in a way which exposes Kent Street to any personal liability, and no act or omission of any such person will be considered fraud, negligence or breach of trust of Kent Street for the purpose of paragraph (d).

80 Limitations that apply to the Council

80.1 Statutory discretion

Nothing in this management statement in any way restricts or otherwise fetters the statutory discretion of the Council.

80.2 Application of management statement

You acknowledge that:

- (a) the Council is not liable for the payment of any contributions towards the costs of Shared Facilities; and
- (b) the Council is not required to comply with the provisions of Part 5 ("Financial management") or:
 - (i) clause 21.6 ("Damages"), subject to clause 80.4 ("No liability under agreements"); or
 - (ii) clause 24 ("What are the obligations of Owners and Occupiers?"); or
 - (iii) clause 30 ("Rights of access"); or
 - (iv) clause 31 ("Obligations for insurance"); or
 - (v) clause 75 ("How to resolve Disputes"); or
 - (vi) clause 76 ("How to serve notices"); and
- (c) clause 18 ("Committee's power to act on behalf of the Members") does not apply to the Council; and
- (d) clause 19 ("Consents by the Committee") does not apply to the Council.

80.3 Not required to be party to contracts

Despite anything else in this management statement, the Council is not required to be a party to any agreement with the Facilities Manager or Manager or any other agreement or contract

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entered into by the Committee the Council notifies the Committee in writing that it will be a party.

80.4 No liability under agreements

Despite anything else in this management statement, the Council is not liable under an agreement or contract entered into by the Committee other than according to clause 21.6 ("Damages") and if the Council is a party to the agreement or contract. The Members agree (jointly and individually) to indemnify the Council, and keep the Council indemnified, against any liability in this regard.

80.5 Consents under leases

Nothing in this management statement gives the Council Leasehold Owner or the Museum Leasehold Lot Owner consent to do anything which is prohibited or regulated by their lease with the Council.

80.6 Acting as agent

Despite clause 18 ("Committee's power to act on behalf of the Members"), the Committee must not act as agent or take legal proceedings for the Council without the Council's written consent. The Council may withhold consent in its absolute discretion.

80.7 Amending certain clauses in this management statement

- (a) The Committee may amend clauses 6.6-6.11, 6.4, 18.3, 43.2(b), 43.3(c), 53.3 and 54.1(a) only by Unanimous Resolution and with the written consent of the Council.
- (b) Within 20 Business Days of receiving a notice from the Committee requesting the Council's consent to amendments to this management statement pursuant to this clause 80.7 the Council must give notice to the Committee of whether the Council gives or refuses its consent to the proposed amendments to this management statement.

81 Trustee limitation of liability

81.1 Application of clause

This clause 81 applies only to Trustee Members.

81.2 Capacity and limitation of liability

Each Trustee Member enters into this management statement only in its capacity as trustee of the Trust and in no other capacity. A liability arising under or in connection with this management statement is limited and can be enforced against the Trustee Member only to the extent to which it can be satisfied out of the assets of the Trust out of which the Trustee Member is entitled to be indemnified for the liability or by exercise of rights under this management statement. This limitation of the Trustee Member's liability applies despite any other provisions of this management statement (except clause 81.4 ("Circumstances where limitation does not apply") and subject to any contrary requirements of the law) and extends to

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all liabilities and obligations of the Trustee Member in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this management statement.

81.3 Parties may not sue

Subject to any contrary requirements of the law, Members, Owners and Occupiers may not take any action to seek recourse to any assets held by the Trustee Member in any capacity other than as trustee of the Trust, including seeking the appointment of a receiver (except in relation to the assets of the Trust), a liquidator, an administrator or any similar person to the Trustee Member or prove in any liquidation, administration or arrangement of or affecting the Trustee Member (except in relation to the assets of the Trust).

81.4 Circumstances where limitation does not apply

The provisions of this clause 81 do not apply to any obligation or liability of the Trustee Member to the extent that it is not satisfied because, under the deed constituting the Trust or by operation of law there is a reduction in the extent of the Trustee Member's indemnification out of the assets of the Trust as a result of the Trustee Member's fraud, negligence or breach of trust.

82 Custodian limitation of liability

82.1 Application of clause

This clause 82 applies only to Custodian Members.

82.2 Capacity and limitation of liability

Members, Owners and Occupiers acknowledge that:

- (a) each Custodian Member enters into this management statement solely in its capacity as the custodian for the Trust, and not in its private or personal capacity; and
- (b) subject to clause 82.5 ("Custodian Member's personal liability") and any contrary requirements of the law, despite any other provision of this management statement, the liability of the Custodian Member under this management statement is at all times, and for all purposes, to be construed solely as a liability or obligation to be satisfied out of, and only to the extent of, the assets of the Trust ("**Scheme Assets**"), and in no circumstances will the Custodian Member be liable in its private or personal capacity.

82.3 Limited recourse

Where a Member, Owner or Occupier makes a claim or pursues a remedy against the Custodian Member in respect of any cause of action, claim or loss arising:

- (a) under or in connection with this management statement; or
- (b) in connection with any transaction, conduct or other agreement contemplated by this management statement

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(together, an "Claim"),

that Member, Owner or Occupier, subject to clause 82.5 ("Custodian Member's personal liability") and any contrary requirements of the law:

- (c) is only entitled to recover an amount which does not exceed the amount the Custodian Member actually recovers from the Scheme Assets by exercising its rights of indemnity under the constitution governing the Trust; and
- (d) is not entitled to pursue a remedy which would require the Custodian Member to expend monies in excess of the amount the Custodian Member is able and entitled to recover referred to in sub-clause (c) above,

provided that the Custodian Member shall use its best endeavours to exercise its right of indemnity against the Scheme Assets.

82.4 Acknowledgment of limitations

Subject to clause 82.5 ("Custodian Member's personal liability") and any contrary requirements of the law, Members, Owners and Occupiers agree and acknowledge that they must not, in respect of any Claim:

- (a) bring proceedings against the Custodian Member in its personal capacity;
- (b) seek to appoint an administrator or liquidator to the Custodian Member;
- (c) commence the winding up, dissolution or administration of the Custodian Member; or
- (d) appoint a receiver, receiver and manager, administrative receiver or similar official to all or any of the assets of the Custodian Member.

82.5 Custodian Member's personal liability

The limitations of the Custodian Member's liability in clause 82.2 ("Capacity and limitation of liability") and 82.3 ("Limited recourse"), and the restrictions on the rights of Members, Owners and Occupiers under clause 82.4 ("Acknowledgment of limitations"), do not apply to the extent that the relevant Claim arises from the Custodian Member's fraud or gross negligence or breach by the Custodian Member of its duties under the *Corporations Act 2001* (Cth).

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Part 9 Dictionary

83 Definitions

These meanings apply unless the contrary intention appears:

Acoustic Masterplan means an acoustic masterplan for Quay Quarter Lanes approved by Council.

Acoustic Standards means the acoustic standards for Quay Quarter Lanes set out in Part 4 of the Architectural Code.

Active Car Parks means each car parking space within the Quay Quarter Lanes carpark that has been erected and completed and which may be occupied by an Owner or Occupier. Active Car Parks include any car parking space shown on a Strata Plan.

Administrative Fund means the fund established by the Committee according to clause 47 ("What funds must the Committee establish?").

Airspace Lots means lots 46, 47 and 48 in the Stratum Plan.

Apartments means an apartment in any residential Strata Scheme in Quay Quarter Lanes.

Appointment Form means a form in or to the effect of the form in Schedule 4 ("Appointment Form").

Architectural Code means the architectural code for Quay Quarter Lanes in Schedule 7 ("Architectural Code").

Architectural Standards means the standards in Part 2 ("Architectural Standards") of the Architectural Code.

Australian Standard means the standards published by Standards Australia as amended from time to time.

Authority means any government or governmental, semi-governmental, quasi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes the Council.

Basement means the basement and carpark areas of Quay Quarter Lanes.

Breach Notice means a notice from the Committee requiring the Member to comply with the provision or clause of this management statement if the Committee is satisfied that the Member has contravened this management statement. The notice must attach a copy of the provision or clause of this management statement (including a Schedule).

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Building A means the building comprised of the improvements on Retail Lot A and Residential Lot A.

Building Area means the Gross Floor Area of the building from ground level.

Building B means the building comprised of the improvements on Retail Lot B and Residential Lot B.

Building C means the building comprised of the improvements on Retail Lot C and Residential Lot C.

Building Standards means the standards in Part 3 ("Building Standards and Building Works") of the Architectural Code.

Building Works has the same meaning as it does in clause 13.3 ("Types of Building Works") of the Architectural Code.

Business Day means a day other than a Saturday, Sunday or public holiday in Sydney.

Capital Works Fund means the fund established by the Committee according to clause 47.2 ("Capital Works Fund").

Car Share Space means the car space within the Common Property of the Council Leasehold Scheme for the exclusive use of car share scheme vehicles.

Chairperson means the chairperson of the Committee.

Club Lot means lot 21 in deposited plan 1257872.

Commercial Component means Commercial Lot C and Hinchcliff House.

Committee means the building management committee established and maintained by the Members under clause 6 ("The Committee") and required by the Subdivision Legislation.

Commercial Lot C means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

Commercial Lot Owner means the Owner of a Commercial Component.

Common Property has the meaning it has in the Management Act. For the purposes of this management statement, Common Property does not include common property which forms part of a Shared Facility.

Common Property Building Works has the same meaning as it does in clause 14.1 ("Definition") of the Architectural Code.

Cost Review Report means a report prepared by an expert consultant recommending the apportionment of costs of a Shared Facility amongst Members Benefitted.

Council means the Council of the City of Sydney.

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Council Common Property Lease, where the Council Leasehold Scheme has been subdivided by a leasehold Strata Plan, the lease of the Common Property of the Council Leasehold Scheme granted by Council to the Owners Corporation.

Council Lease has the meaning given to that term in clause 6.7 ("Council Leasehold Scheme").

Council Leasehold Owner means the Owner of the Council Leasehold Scheme as described in clause 6.7 ("Council Leasehold Scheme").

Council Leasehold Scheme means the leasehold strata scheme created on subdivision of Lot 31 in deposited plan 1258022.

Council Lot Leases means, where the Council Leasehold Scheme has been subdivided by a leasehold Strata Plan, the leases of the Strata Lots in the Council Leasehold Scheme granted by Council.

Council Reserve Powers has the meaning given in clause 6.10 ("Council Reserve Powers").

Current Address means the current address at which a person may be served a notice or communication under this management statement (including an email address if the notice or communication is served electronically) in accordance with clause 38.2 ("How to serve notice of a Meeting").

Custodian Member means a Member who owns its Stratum Lot as custodian for a trust.

Developer means Kent Street Pty Limited (ACN 006 794 654) and includes its successors and assigns.

Developer Resolution has the meaning in clause 45.1 ("What is a Developer Resolution?") of this management statement.

Development Act means the *Strata Schemes Development Act 2015* (NSW).

Development Consent means development approvals under the *Environmental Planning and Assessment Act 1979* (NSW) applicable to Quay Quarter Lanes (and any modifications to those development approvals).

Development Lot means lot 49 in the Stratum Plan.

Development Period means the period described in clause 2.6 ("Development Period").

Development Works means all building, construction and development works which the Developer considers necessary or desirable to carry out within Quay Quarter Lanes including:

- (a) building and demolition works; and
- (b) the installation, augmentation, connection and temporary disconnection of services; and
- (c) the installation and connection of Shared Facilities; and

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- (d) the augmentation and temporary disconnection of existing Shared Facilities; and
- (e) changing the location of Shared Facilities; and
- (f) placing in Quay Quarter Lanes anything in connection with building, construction and development works including temporary signs, structures, building materials, fences, cranes and other equipment.

Development Works Application means an application by the Developer (or a person authorised by the Developer) to a Government Agency for approval to carry out Development Works.

Dispute means any dispute between the Committee, the Members, Owners or Occupiers about:

- (a) the construction of this management statement; or
- (b) the rights or obligations of a Member, an Owner or an Occupier under this management statement; or
- (c) amounts which the Committee determines for Administrative Fund or Capital Works Fund contributions; or
- (d) the Committee passing or failing to pass a Resolution; or
- (e) amounts owing to the Committee under this management statement; or
- (f) the operation, maintenance, repair or replacement of a Shared Facility.

Dispute Notice means a notice of Dispute served in accordance with clause 75.3 ("Dispute Notice").

Easements means any easements, restrictions on use and positive covenants benefiting or burdening any part of Quay Quarter Lanes.

Emergency Meeting means a meeting of the Committee convened in an emergency in accordance with Part 4 ("Meeting procedures and resolutions").

External Appearance means the appearance of any external surface of an Apartment or Quay Quarter Lanes which is visible from outside the Apartment or Quay Quarter Lanes.

External Appearance Building Works has the same meaning as it does in clause 15.2 ("Definition") of the Architectural Code.

Facilities Management Areas means the facilities and building manager office listed in item 8.7 of Schedule 2 ("Initial List of Shared Facilities").

Facilities Manager means the facilities manager appointed by the Committee according to clause 11 ("Appointing a Facilities Manager").

Financial Year means a financial year of the Committee determined according to clause 48 ("Financial Years").

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Fire Safety Device means any item in a Lot or Common Property or comprising a Shared Facility (for example, part of the integrated fire system) which:

- (a) monitors the incidence of smoke, heat or fire; or
- (b) signals warnings of smoke, heat or fire; or
- (c) provides lighting or directional signals in the case of smoke, heat or fire; or
- (d) controls access in to and out of Quay Quarter Lanes in an emergency (for example, fire stairs); or
- (e) notifies the fire brigade (and any other emergency agency) of smoke, heat, fire or an emergency in Quay Quarter Lanes; or
- (f) retards the spread of smoke, heat or fire through Quay Quarter Lanes; or
- (g) extinguishes fires in Quay Quarter Lanes (for example, hose reels and fire extinguishers); or
- (h) is required under statutory controls for fire safety.

Fitout Works means works to fitout the interior of a Retail Lot or Commercial Component and includes such things as:

- (a) installing lighting inside your Lot; or
- (b) installing floor and wall coverings; or
- (c) painting or decorating your tenancy; or
- (d) joinery, carpentry or shelving installations; or
- (e) supplying and installing equipment in your Lot; or
- (f) carrying out hot and cold water reticulation or electrical reticulation; or
- (g) carrying out internal plumbing and drainage works.

GBA means the total enclosed and unenclosed area of the building at all floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.

GMC means the Club Lot and, where the GMC Owner and the Museum Lot Owner are the same person or are Related Entities, the Museum Lot and the Museum Leasehold Lot.

GMC Owner means the Owner of the Club Lot.

Government Agency means any government or any governmental or semi-governmental administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity or state owned corporation

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Grantor means a Member who is burdened by an Easement in respect of a Shared Facility.

Gross Floor Area has the meaning given to that term in the Sydney LEP at the date of this management statement.

Ground Lease means a long term lease with an initial term of not less than 90 years.

GST means any form of goods and services or similar value added tax.

GST Law means the *A New Tax System (Goods and Services Tax) Act 1999* (Cwith) and any other legislation or regulation which imposes, levies, implements or varies GST and any applicable ruling issued by the Commissioner of Taxation.

Heritage Interpretation Panels means the heritage interpretation panels described in row numbered 7.4 in Schedule 2 ("Initial List of Shared Facilities").

Heritage Interpretation Plan means the "Quay Quarter Heritage Interpretation Plan" approved by Council (as amended and updated from time to time).

Hinchcliff House means lot 34 in deposited plan 1257956.

Hinchcliff House Owner means the Owner of Hinchcliff House.

Invitees means any guest, employee, agent or any other person who the Owner or Occupier consents to enter or remain within Quay Quarter Lanes, subject to this management statement.

Leasing Activities means the selling or leasing by the Developer, the Retail Lot Owners or the Commercial Lot Owners (or persons authorised by the Developer, the Retail Lot Owners or the Commercial Lot Owners) of any part or all of their Lot including:

- (a) placing signs in their Lot which are associated with those activities; and
- (b) operating a sales office from one or more Lots owned or leased by the Developer, the Retail Lot Owners or the Commercial Lot Owners; and
- (c) fitting out and operating one or more display suites and marketing suites in Lots owned or leased by the Developer, the Retail Lot Owners or the Commercial Lot Owners.

Loading Dock means the loading dock described in line 8.22 of the List of Shared Facilities in Schedule 2 ("Initial List of Shared Facilities").

Loading Dock Easement means the easement for use of loading dock variable width (DJ) numbered 14 in deposited plan 1259000.

Loading Dock Management Plan means the management plan for the Loading Dock, a copy of which is available from the Manager or the Committee.

Lot means a Strata Lot (if this management statement is a strata management statement) or a Stratum Lot as the context requires.

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Management Act means the *Strata Schemes Management Act 2015* (NSW).

Manager means the strata managing agent appointed by the Committee under clause 10 ("Appointing a Manager").

Meeting means a meeting of the Committee held in accordance with Part 4 ("Meeting procedures and resolutions") and includes a meeting held in writing according to clause 39.8 ("Special provisions for Meetings held in writing").

Member means each Owner described in paragraph (a) and (b) of the definition of Owner.

Member Benefitted means a Member (other than Council) entitled to use a Shared Facility and as listed on the Shared Facilities Register.

Member Entitled to Vote means, in relation to a matter requiring any type of resolution other than a Unanimous Resolution:

- (a) a Member who has paid the Committee all of their Administrative Fund and Capital Works Fund contributions and other money they owe the Committee under this management statement which are due and payable before the Meeting or Emergency Meeting at which the Resolution will be considered; and
- (b) if the matter deals with a Shared Facility:
 - (i) a Member who is entitled to use the Shared Facility under Schedule 2 ("Initial List of Shared Facilities"); and
 - (ii) a Member who will be entitled to use the Shared Facility if the Resolution is passed; and
 - (iii) a Member in whose Strata Scheme or Stratum Lot the Shared Facility is located and whose Strata Scheme or Stratum Lot will be substantially and detrimentally affected if the Resolution is passed.

A Member Entitled to Vote in relation to a matter requiring a Unanimous Resolution means:

- (c) each Member; or
- (d) if the Unanimous Resolution deals with a Shared Facility:
 - (i) a Member who is entitled to use the Shared Facility under Schedule 2 ("Initial List of Shared Facilities"); and
 - (ii) a Member who will be entitled to use the Shared Facility if the Unanimous Resolution is passed; and
 - (iii) a Member in whose Strata Scheme or Stratum Lot the Shared Facility is located and whose Strata Scheme or Stratum Lot will be substantially and detrimentally affected if the Unanimous Resolution is passed.

Membership Form means a form in or to the effect of the form in Schedule 5 ("Membership Form").

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Museum Lease has the meaning given to that term in clause 6.5 ("Museum Leasehold Lot").

Museum Leasehold Lot means part lot 32 in deposited plan 1258022.

Museum Leasehold Lot Owner means the Owner of the Museum Leasehold Lot.

Museum Lot means lot 45 in the Stratum Plan.

Museum Lot Owner means the Owner of the Museum Lot and the Museum Leasehold Lot.

Occupier means the occupier, lessee, licensee or person in occupation of a Lot (or part of a Stratum Lot).

Officer means the Secretary, Treasurer or Chairperson.

Ordinary Resolution means a motion passed at a Meeting or an Emergency Meeting in respect of which a majority of votes are cast in favour

Outstanding Levy Certificate means a certificate provided by the Committee under clause 15 ("Providing Outstanding Levy Certificates").

Owner means:

- (a) in respect of a Stratum Lot other than the Museum Leasehold Lot and the Council Leasehold Scheme an owner or mortgagee in possession of a Lot, and if that Stratum Lot has been subdivided by a Strata Plan, the Owners Corporation of that Strata Scheme; and
- (b) in respect of the Council Leasehold Scheme and the Museum Leasehold Lot where a Ground Lease has been granted by Council:
 - (i) the lessee recorded in the folio identifier of that Lot as entitled to a leasehold estate in that Lot for the time being; and
 - (ii) if the Lot is subdivided or resubdivided, the lessees recorded in the folio identifier of that Lot as entitled to a leasehold estate in the new Lots for the time being; and
 - (iii) if that Lot has been subdivided by a Strata Plan, the Owners Corporation for the Strata Scheme; and
 - (iv) a mortgagee in possession of a Lot,
 and is as otherwise described in clauses 6.5 ("Museum Leasehold Lot") and 6.7 ("Council Leasehold Scheme"), but does not include a sublessee from a lessee of that Lot; and
- (c) in respect of a Strata Lot, the Strata Lot Owner.

Owners Corporation means an owners corporation for a Strata Scheme at Quay Quarter Lanes (if any).

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Parcel means the stratum parcel comprised of the land contained in the Stratum Plan together with the Club Lot, Museum Lot, the Museum Leasehold Lot and the Council Leasehold Scheme but excluding the Airspace Lots.

Proxy Form means a form in or to the effect of the form in Schedule 6 ("Proxy Form").

Public Amenities means the Through Site Links and Publicly Accessible Civic Space.

Public Amenities Shared Facilities means those Shared Facilities listed in Item 7 of Schedule 2 ("Initial List of Shared Facilities").

Publicly Accessible Civic Space means the civic space the subject of the Publicly Accessible Civic Space Easement.

Publicly Accessible Civic Space Easement means the easement for public access numbered 9 in deposited plan 1259000.

Public Art means the public art required by the Development Consents and described in line 7.3 of Schedule 2 ("Initial List of Shared Facilities").

Public Art Strategy means the public art concept and strategy for Quay Quarter Lanes endorsed by Council.

Quay Quarter Lanes means the land and improvements contained within:

- (a) the Development Lot;
- (b) the Museum Leasehold Lot;
- (c) the Museum Lot;
- (d) the Council Leasehold Scheme;
- (e) the GMC; and
- (f) Hinchcliff House.

Quay Quarter Precinct means Quay Quarter Lanes and 50 Bridge Street.

Related Entity has the meaning given to that term in the *Corporations Act 2001* (Cth).

Representative means a natural person appointed by each Member to represent them at Meetings and Emergency Meetings.

Residential Accommodation has the meaning given to that term in the Sydney LEP.

Residential Lot A means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

Residential Lot B means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

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Residential Lot C means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

Residential Lots means Residential Lot A, Residential Lot B and Residential Lot C, and **Residential Lot** means any one of them as the context requires.

Residential Owners Corporation means an owners corporation of a Residential Strata Scheme.

Residential Strata Scheme means a Strata Scheme created upon registration of Strata Plan subdividing a Residential Lot.

Resolution means each of:

- (a) an Ordinary Resolution;
- (b) a Special Resolution; and
- (c) a Unanimous Resolution.

Retail Lot A means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

Retail Lot B means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

Retail Lot C means a proposed future lot in Quay Quarter Lanes as described in clause 2.2 ("What are the different components in Quay Quarter Lanes?").

Retail Lot Owner means the Owner of a Retail Lot.

Retail Lots means Retail Lot A, Retail Lot B and Retail Lot C, and the GMC and **Retail Lot** means any one of them.

Rules means rules made by the Committee according to clause 7.5 ("Making Rules").

Secretary means the secretary of the Committee.

Security Key means a key, magnetic card or other device or information used in Quay Quarter Lanes to open and close Shared Facility doors, gates or locks or to operate Shared Facility alarms, security systems or communication systems.

Security Services means the centralised aspects of the security systems and services for Quay Quarter Lanes.

Selling Activities means the selling or leasing of Apartments in a Residential Lot by the Developer (or persons authorised by the Developer) including:

- (a) placing signs in Quay Quarter Lanes, including on Common Property, which are associated with those activities; and

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- (b) operating a sales office from one or more Lots owned or leased by the Developer; and
- (c) fitting out and operating one or more display suites and marketing suites in Lots owned or leased by the Developer.

Service Contractor means a person who provides services to the Committee including, operational, maintenance, repair and replacement services for Shared Facilities.

Shared Facilities means:

- (a) the items in clause 58.2 ("What do Shared Facilities include?"); and
- (b) services, facilities, machinery, equipment and other items used by more than one Member; and
- (c) other facilities and services stated to be Shared Facilities under this management statement.

Shared Facilities Plan means the plans filed with the Committee which shows the location of various Shared Facilities.

Shared Facilities Register means a register kept by the Committee of the:

- (a) facilities and services that the Committee decides is a Shared Facility which includes the facilities and services set out in Schedule 2 ("Initial List of Shared Facilities") and including details of who is entitled to use the Shared Facility; and
- (b) proportional contribution that each Member must make from time to time towards the costs of each Shared Facility

Shared Facility Building Works has the same meaning as it does in clause 16.2 ("Definition") of the Architectural Code.

Special Resolution means a motion passed at a Meeting or an Emergency Meeting in respect of which not more than one quarter in value of votes is cast against the motion by Members Entitled to Vote.

Splay Areas means the areas within the common property of the Council Leasehold Scheme which are subject to the Splay Easements.

Splay Easements means the:

- Easements for Encroaching Structures;
- Rights of Access and Use for Commercial Purposes

created by DP 1259000.

Standing Approvals means the approvals granted by the Committee or an Owners Corporation according to clause 25 ("Consent process") of the Architectural Code.

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Strata Lot means a lot in a Strata Scheme.

Strata Lot Owner means an owner or mortgagee in possession of a Strata Lot.

Strata Plan means a strata plan under the Development Act.

Strata Scheme means a scheme created under the Development Act whether freehold or leasehold.

Stratum Lot means:

- (a) a lot in the Stratum Plan or a subsequent lot created by the registration of a Subdivision Plan which has not been subdivided by a Strata Plan; and
- (b) the Club Lot; and
- (c) Hinchcliff House.

Stratum Plan means DP 1258999.

Subdivision Legislation means:

- (a) if this management statement is a building management statement, the *Conveyancing Act 1919* (NSW); and
- (b) if this management statement is a strata management statement, the Development Act and the Management Act.

Subdivision Plan means a subdivision plan which subdivides a Stratum Lot, or part of a Stratum Lot, into two or more Stratum Lots (or a combination of both).

Substitute Representative means a natural person appointed by a Member as a substitute for their Representative.

Substitution means replacement of an existing Shared Facility with comparable equipment of substantially similar specifications. **Substitute**, **Substituting** and **Substituted** have corresponding meanings.

Sydney LEP means the *Sydney Local Environmental Plan 2012* as may be amended or replaced from time to time.

Through Site Links means the through site links described in row 7.2 of Schedule 2 ("Initial List of Shared Facilities").

Treasurer means the treasurer of the Committee.

Tribunal means the Civil and Administrative Tribunal of NSW.

Trust means:

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- (a) in relation to each Trustee Member, the trust in respect of which the Trustee Member owns its Stratum Lot as trustee; or
- (b) in relation to each Custodian Member, the trust in respect of which the Custodian Member owns its Stratum Lot as custodian.

Trustee Member means a Member who owns its Stratum Lot as trustee of a Trust.

Unanimous Resolution means a motion passed at a Meeting against which no Member Entitled to Vote casts a vote.

Upgrade means improving the performance, amenity or technical specifications of an existing Shared Facility other than by Substitution. **Upgrading** and **Upgraded** have corresponding meanings.

Waste Management Plan means the waste management plan for Quay Quarter Lanes approved by Council (as amended from time to time).

Waste Management Room means the waste management room located on level B1 and described in row 8.10 of Schedule 2 ("Initial List of Shared Facilities").

84 Interpretation

84.1 References to certain terms

Unless the contrary intention appears, a reference in this management statement to:

- (a) a document (including this management statement) includes any variation or replacement of it; and
- (b) a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this management statement; and
- (c) 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; and
- (d) the singular includes the plural and vice versa; and
- (e) the word "you" means a Member, an Owner or an Occupier; and
- (f) the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association, or any Government Agency; and
- (g) a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns; and
- (h) if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day; and

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- (i) a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later; and
- (j) the words "including", "for example" or "such as" when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind; and
- (k) If an act under this management statement to be done by a party on or by a given day is done after 5.30pm on that day, it is taken to be done on the next day; and
- (l) If an event under this management statement must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.

84.2 Headings

Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this management statement.

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Schedule 1 – Formula for contribution to Shared Facilities

Each Member Benefitted (as identified in the Shared Facilities Register) must contribute to the cost of each Shared Facility which is not separately metered in accordance with the following formula:

$$A = \frac{B}{C}$$

Where:

- A = the Member Benefitted's Contribution (expressed as a percentage) of the cost of each Shared Facility; and
- B = the Member Benefitted's Numerator for the Shared Facility as described in the Shared Facilities below; and
- C = the Denominator for the Shared Facility as described in the Shared Facilities Register.

In the Initial Shared Facilities List at Schedule 2 for each Shared Facility:

- (a) the Member Benefitted's Numerator is set out in the fifth column entitled "Members Numerator"; and
- (b) the Denominator is set out in the sixth column entitled "Denominator".

Transitional arrangements apply during the Development Period as the parcel is subdivided and the number of Members increase. During the Development Period, the Developer has rights under Part 7 ("Development Works, subdivisions and replacement management statements") and during that time not all Shared Facilities may be available. Until the subdivisions have been completed under clause 2.7 ("Further Subdivision and Components for subsequent stages"), the contributions will be calculated based on the theoretical inputs set out in Schedule 3 ("Worked Example").

Schedule 3 contains a worked example of how the cost allocations are calculated using the theoretical inputs.

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
1	Administration Shared Facilities					
1.1	Accounting, Audits and Taxation		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
1.2	Administration Consultants Fees of consultants to the Committee		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
1.3	Legal Fees of the Committee		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
1.4	Building & Facilities Manager		All Members in the Parcel other than the Club Lot	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel (other than the Club Lot)
1.5	Emergency Management Plan & Training		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
2	Car Park Shared Facility					
2.1	Car Park Cleaning	Basement Levels 5-1 excluding loading dock on ground.	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.2	Car Park Exhaust including the air supply plenums	Basement Level 1 - SE Corner Plant Room B1.09.	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.3	Council Leasehold Scheme Obligations including rent and other costs under the common property lease		All Members in the Parcel	99% of costs allocated by number of Car Spaces 1% of costs allocated in	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5

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Schedule 2 – Initial List of Shared Facilities

Shared Facilities include Public Amenities Shared Facilities listed below whether or not they satisfy the definition of "Shared Facility". See clause 65.

The Table below lists the Shared Facilities that are intended to be available at the end of the Development Period and those Members who are entitled to use each Shared Facility.

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
				the following proportions: Lot 52-50% Lot 54-50%		
2.4	Car Park fresh air supply	Northern end of Building C	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.5	Car Park fresh air supply Air Plant Room	Basement Level 1 - Northern Corner of Building C	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.6	Substructure and walls (including diaphragm wall)	All buildings and basement	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
2.7	Car Park Supply Air Intake Louvre	Ground Level Gridline CA/C1 NE Corner Building C (Refer RCC Mech drawing 2.4.19)	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel
2.8	Entry and Exit Boom Gates	Main Roller Door: Ground Floor Building B Southern Façade. (all users)	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.9	Fire Services in basement	Wet and dry fire throughout basement	All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
2.10	Lifts servicing more than one member from the Carpark	Building C Service Lift (lift 3)	Commercial Lot C owner GMC Owner Retail Lot A Retail Lot B Retail Lot C Hinchcliff House GMC Residential Lot A OCLS	GBA Parcel	GBA of a Member's Parcel	Total GBA of Members Benefited
2.11	Residential Ramp Roller Shutter	High Speed Roller Shutter for residential only. Basement 2	Residential Lot A Residential Lot B Residential Lot C OCLS	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.12	Service Vehicle Spaces	Van Courier Spaces x 3 - Basement Level 1 CoS for Customs House x1 - Basement Level 1	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
2.13	Shared Driveways, Ramps & Accessways	Basement Ground - Level 5. Driveway and all ramps/concrete slab.	All Members in the Parcel	Car Spaces	Number of Active Car Parks within a Member's Parcel and for those Members with no Active Car Parks a nominal number of 1	Number of Active Car Parks within the Parcel plus 5
2.14	Passive Tilting Flood Barrier	Ground level near main basement entry door	All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel
2.15	Pest Control		All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel
2.16	Basement cleaning costs	Basement Levels 1-5	All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel
3	Insurance Shared Facilities					
3.1	Insurance		All Members in the Parcel subject to clause 12.4	Valuation	Replacement value for the Member's Parcel	Total replacement value for the Parcel
4	Building A Shared Facilities					

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
4.1	Communications and Communications Room servicing Building A	Main Comms Cupboard - Basement 4 Comms risers and cupboard - Shared on ground and 1 only.	Retail Lot A, GMC Residential Lot A, GMC	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
4.2	Main Distribution Board servicing A and switch room		Retail Lot A, GMC Residential Lot A, GMC	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
4.3	Distributed Antennae System servicing Building A		Retail Lot A, GMC Residential Lot A, GMC	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
4.4	Main Water Metre Assembly Room	Basement 4 - Building A	All Members	GBA Parcel	GBA of a Member's Parcel	Total GBA Building of Members benefited
4.5	Automatic gates to arcade entry	Ground Floor	Retail Lot A, GMC Residential Lot A, GMC	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
4.6	External Building Lights		Retail Lot A, GMC Residential Lot A, GMC	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
4.7	Grease Arrestor Room	Basement 4 - Building A	Retail Lot A, GMC	Volume	Volume of a Members grease tank	Total Volume of all Grease Tanks
5	Building B Shared Facilities (ground floor up)					
5.1	External Building Lights		Retail Lot B, Residential Lot B	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
5.2	Stair pressurisation and relief fans within Building B	Southern Core.	Retail Lot B Owner and Residential Lot B Owner	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
5.3	Electrical Substation Air Intake & Exhaust		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
5.4	Distributed Antennae System servicing Building B	Roof	Retail Lot B Owner, Residential Lot B Owner	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
6	Building C Shared Facilities (ground floor up) excl. Loading Dock & BOH					
6.1	Stair pressurisation and relief fans	Shared Residential, Commercial and Retail, Southern Core.	Retail Lot C Owner, Commercial Lot Owner and Residential Lot C Owner	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
6.2	Distributed Antennae System servicing Building C	Roof	Retail Lot C Owner, Commercial Lot Owner and Residential Lot C Owner	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
6.3	External Building Lights		Retail Lot C, Commercial Lot C, Residential Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
6.4	Hydrant Booster Assembly	Building C Young Street Ground Floor	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
6.5	Southern fire stair		Residential Lot C, Commercial Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
6.6	Northern fire stair		Commercial Lot C, Retail Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
6.7	Sewer Pump out station Building C	Basement 5 - Under the slab. May not be on architectural drawings	Retail Lot C, Commercial Lot C	GBA Parcel	GBA of a Member's Parcel	Total GBA Parcel of Members benefited
6.8	Window cleaning for residential and commercial		Residential Lot C, Commercial Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
7.1	Publicly accessible civic space - Refer terms of easement	Building C Ground Level, Adjacent Shop L.C.00.08-09	Retail Lot A Retail Lot B Retail Lot C Hinchcliff House GMC	GBA Building	GBA of the Building Area of the Member's Parcel	Total GBA Building of Members benefitted
7.2	Through site links - Refer terms of easement	Building A arcade Gallipoli Way Building C arcade Hinchcliff walk	Retail Lot A Retail Lot B Retail Lot C Hinchcliff House GMC	GBA Building	GBA of the Building Area of the Member's Parcel	Total GBA Building of Members benefitted
7.3	Public Art by Jonathon Jones within Quay Quarter Lanes and Loftus Lane including the 5 pieces known as: 1. Betunigo (oysters) 2. Bengadee (ornament) 3. Weerong (Sydney Cove) 4. Magora (fish) 5. Flags Including obligations under the road permit in respect of the public art in Loftus Lane	1. Betunigo (oysters) - external southern wall of GMC Clubhouse building 2. Bengadee (ornament) - External southern wall of Building C 3. Weerong (Sydney Cove) - Building A arcade ceiling 4. Magora (fish) - throughout Loftus Lane 5. Flags - external west and southern facade of Hinchcliff House	Retail Lot A Retail Lot B Retail Lot C Hinchcliff House	GBA Building	GBA of the Building Area of the Member's Parcel	Total GBA Building of Members benefitted

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
8	Other Shared Facilities					
8.1	Cleaners Room	Opposite Waste Management Room	All Members except for the Hinchcliff House Lot Owner and the GMC Lot Owner	GBA Parcel	GBA of the Member's Parcel	Total GBA Parcel of Members benefited
8.2	Condenser water system including air conditioning tower, cooling towers and heat exchangers. Variable costs including chemical usage, water, power for cooling tower and pumps	Roof of Building C Heat Exchangers – Basement 3 B3.06 & B3.06 Boiler Room - Basement 3 B3.02	All Members in the Parcel	Metered	Energy Meter use for Cooling Tower of a Member's Parcel	Total Energy Meter consumption for Cooling Tower
8.3	Air Intake Plant Room and Plant Room & Associated Equipment	Basement	All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel
8.4	Building Management Systems		All Members in the Parcel other than the Club Lot	GBA Parcel	GBA of a Member's Parcel other than the Club Lot	GBA of the Parcel other than the Club Lot
8.5	Goods Hoist	Loading Dock	All Members in the Parcel	Estimate Usage	Bins allocated to a Member's Parcel	Bins of the Parcel
8.6	Essential Fire Services, Testing and certification of fire services. Includes all shared dry fire equipment (FIP's, alarms etc)		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.7	Facilities & Building Manager and Facilities Manager's office (if any)	Basement Level 1 - Room 1.17 (Building B)	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
8.8	Consultant and other fees related to advice required for shared facilities		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.9	Fire Stairs		All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel
8.10	Waste Management Room	Basement 1 - Room B1.05	Retail Lot B Retail Lot C Commercial Lot C Hinchcliff House GMC	Usage	Bins used by a Member's Parcel	Total GBA Building of Members benefited
8.11	Garbage Collection		Retail Lot B Retail Lot C Commercial Lot C Hinchcliff House GMC	Usage	Bins used by a Member's Parcel	Bins of the Parcel
8.12	Gas meter room, mains and associated infrastructure. Cover maintenance to room only, not consumption and not hot water instantaneous equipment	Ground floor behind loading dock. L.02	Residential Lots A, B & C Commercial Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
8.13	Gas consumption for End of Trip amenities & Garbage Room hot water		Retail Lot B Retail Lot C Commercial Lot C Hinchcliff House	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
8.14	Water Consumption for Lot 31 Main Water Meter service to the rainwater tank and Cooling Towers	Building A, B4	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.15	Mechanical and service Risers		All Members in the Parcel other than the Club	GBA Parcel	GBA of a Member's Parcel other than the Club Lot	GBA of the Parcel other than the Club Lot
8.16	National Broadband Network infrastructure and associated cabling	Basement Level 1 - All buildings consolidated to Level 1. Building A Comms currently located on Basement Level 3	GMC HH Retail Lot B Residential Lot B Residential Lot C Retail Lot C Commercial Lot C	GBA Parcel	GBA of a Member's Parcel	Total GBA of Members benefited
8.17	Centralised aspects of Security Access Control and Systems and security room	Basement 1 - Contained within Building Management & Security Room	All Members in the Parcel other than the Club	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.18	Centralised aspects of Security Surveillance Equipment	Basement 1 - Contained within Building Management & Security Room	All Members in the Parcel other than the Club	GBA Parcel	GBA of a Member's Parcel other than the Club Lot	GBA of the Parcel other than the Club Lot
8.19	Sprinkler & Hydrant Tank and Fire Pumps	Basement Level 4 - B4.03, B4.02	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
8.20	Substation and High Voltage Switch Room and associated cabling	Basement Level 1 – Feeds all buildings switchboard and 400 AMP feeds for GMC & HH.	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.21	Subsurface Drainage System and Stormwater	Basement Level 5 - Building C and any other shared civil drainage infrastructure connecting to legal point of discharge	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.22	Loading Dock	Ground floor Building C, Quay Quarter Lanes south	All Members in the Parcel	Usage	Hours used by a Member's Parcel	Total Hours Used
8.23	Loading Dock Master	Ground floor Building C, Quay Quarter Lanes south	All Members in the Parcel	Usage	Hours used by a Member's Parcel	Total Hours Used
8.24	Electricity to Car Park	800 amp supply to basement.	All Members in the Parcel	GBA Basement	Basement GBA of a Member's Parcel	Basement GBA of the Parcel
8.25	Groundwater treatment Plant and Pumps	Basement 5 - Plant on slab. Holding facility underground. Precinct wide usage.	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.26	Rainwater Tank and Pumps	Basement 1 - Room B1.15	Residential Lot A Residential Lot B Residential Lot C	GBA Parcel	GBA of a Member's Parcel	Total GBA of Members benefited
8.27	Hot Water Storage Tanks	Basement Level 1 – Room B1.10	Residential Lot A Residential Lot B Residential Lot C	GBA Building	GBA Building Area of a Member's Parcel	GBA Building Area of the Parcel

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
8.28	Hot water heaters for EOT and basement amenities	Basement Level 1	Building A Retail Lot Owner, Building B Retail Lot Owner, Building C Retail Lot Owner Commercial Lot C	GBA Parcel	GBA of a Member's Parcel	Total GBA of Members benefited
8.29	Main Distribution Boards	Basement 1 - Room B1.07	All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.30	Comms Room	Basement 1 - Room 1.18	GMC HH Retail Lot B Residential Lot B Residential Lot C Retail Lot C Commercial Lot C	GBA Parcel	GBA of a Member's Parcel	Total GBA of Members benefited
8.31	Security services including patrols and monitoring of shared facility areas including basement and ground plane.		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel
8.32	Telephone & Internet services for Shared Facilities		All Members in the Parcel	GBA Parcel	GBA of a Member's Parcel	GBA of the Parcel

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
8.33	General Store Rooms	B2.13 - Basement Level 2 B4.05 - Basement Level 4	Residential Lot A Residential Lot B Residential Lot C HH Retail Lot A Retail Lot B Retail Lot C Commercial Lot C	GBA Parcel	GBA of a Member's Parcel	Total GBA of Members benefited
8.34	Condenser water system including air conditioning tower, cooling towers and heat exchangers. FIXED COSTS including scheduled maintenance, capital replacement costs etc	Roof of Building C Heat Exchangers - Basement 3 B3.06 & B3.06 Boiler Room - Basement 3 B3.02	All Members in the Parcel	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
9	Retail & Commercial Shared Facilities (Buildings A, B & C)					
9.1	Retail toilets	Basement 1, B.1.00 - B.1.04	Building A Retail Lot Owner, Building B Retail Lot Owner, Building C Retail Lot Owner	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
9.2	Landscaping, Irrigation & Maintenance of Quay Quarter Lanes including planter boxes and lighting as per City of Sydney Management Agreement		Retail Lot A Retail Lot B Retail Lot C Commercial Lot C Hinchcliff House	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
9.3	Bike storage	B1 - Adjacent to End of Trip facilities	Building A Retail Lot Owner, Building B Retail Lot Owner, Building C Retail Lot Owner Commercial Lot C	Estimate Usage	Number of bikes allocated to member	Total number of bike spaces

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No.	Facility	Location of Shared Facility	Members Benefited / Entitled to Use Shared Facility	Cost Share Methodology	Members Numerator	Denominator
10	Residential Shared Facilities					
10.1	Domestic hot water heating system including hot water heaters, pumps and pipework.	Residential A, B & C. Basement Level 1 – Room 1.10	Residential Lot A Residential Lot B Residential Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited
10.2	Lockers adjacent Lift 04/05 at ground	Ground Floor	Residential Lot A Residential Lot B Residential Lot C	Estimate Usage	Number of lockers used by Member	Total GBA Building of Members benefited
10.3	Dry store and Cold Store	Ground Floor	Residential Lot A Residential Lot B Residential Lot C	GBA Building	GBA Building Area of a Member's Parcel	Total GBA Building of Members benefited

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Schedule 3 – Worked example

The following worked example shows how the formula in Schedule 1 ("Formula for contribution to Shared Facilities") and the Initial List of Shared Facilities in Schedule 2 ("Initial List of Shared Facilities") are intended to apply, based on a theoretical set of assumptions for the Development Works and the subdivision of Quay Quarter Lanes. This worked example is for illustration purposes only and is not intended to establish or set the actual contributions to Shared Facilities, which must be undertaken in accordance with Schedule 1 ("Formula for contribution to Shared Facilities") and Schedule 2 ("Initial List of Shared Facilities") by reference to the applicable facts and circumstances prevailing from time to time.

Theoretical Assumptions

- Quay Quarter Lanes is developed in accordance with the Developer's intentions as set out in clause 2.2 with 10 members
- The following are the relevant inputs to the Numerator and Denominator calculations:

Component	Number of Active Car Parks	GBA Parcel	GBA Basement	GBA Building Area
Museum Lot		835		835
Museum Lot (Cars in basement)	40		40	0
Club Lot		1229	149	1080

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Component	Number of Active Car Parks	GBA Parcel	GBA Basement	GBA Building Area
GMC combined	3	2104	189	1915
Council Leasehold Scheme	13	1261	1261	
Hinchcliff House	1	1339	268	1071
Retail Lot A	1	1185	276	909
Residential Lot A	13	4787	365	4422
Retail Lot B	1	703		703
Residential Lot B	20	7521	2336	5185
Retail Lot C	1	1421	164	1257
Commercial Lot C	1	3143	277	2866
Residential Lot C	23	10829	3741	7088
	77	34300	9626	24674

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Based on the foregoing theoretical inputs, the following are the percentages based on the method of cost allocation for a Shared Facility once Quay Quarter Lanes has been subdivided as contemplated by clause 2.7:

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	Percentage based on allocation using number of Car Spaces	Percentage based on allocation using GBA Building	Percentage based on allocation using GBA of the Parcel	Percentage based on allocation using GBA of Basement
Museum Lot and Club Lot Combined	4%	8%	6%	2%
Council Leasehold Scheme	17%	0%	4%	14%
Hinchcliff House	1%	4%	4%	3%
Retail Lot A	1%	4%	3%	3%
Residential Lot A	17%	17%	14%	4%
Retail Lot B	1%	3%	2%	0%
Residential Lot B	26%	20%	22%	26%
Retail Lot C	1%	5%	4%	2%
Commercial Lot C	1%	11%	9%	3%
Residential Lot C	30%	28%	32%	42%

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Schedule 4 - Appointment Form

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Appointment Form

This form is for use by members of the Quay Quarter Lanes Building Management Committee who wish to appoint a new or replacement representative or substitute representative. See clause 22 ("Appointing a Representative and a Substitute Representative") in the Quay Quarter Lanes management statement for more information.

Date	
Your name	
Lot owned	

Part A

Appointment of a new representative

Complete this part if you have not previously appointed a representative.

Name of representative	
Address of representative	
Telephone number of representative	
Do you authorise your representative to appoint a proxy to vote for you at Meetings and Emergency Meetings of the Building Management Committee?	

Part B

Appointment of a replacement representative

Complete this part if you have previously appointed a representative and you wish to appoint a different representative. When the Building Management Committee receives this form, the appointment of your previous representative is terminated and the new representative is appointed.

Name of current representative	
Name of new representative	
Address of new representative	
Telephone number of new representative	

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Do you authorise your new representative to appoint a proxy to vote for you at Meetings and Emergency Meetings of the Building Management Committee?	
--	--

Part C

Appointment of a new substitute representative

Complete this part if you have not previously appointed a substitute representative.

Name of substitute representative	
Address of substitute representative	
Telephone number of substitute representative	
Do you authorise your substitute representative to appoint a proxy to vote for you at Meetings and Emergency Meetings of the Building Management Committee?	

Part D

Appointment of a replacement substitute representative

Complete this part if you have previously appointed a substitute representative and you wish to appoint a different substitute representative. When the Building Management Committee receives this form, the appointment of your previous substitute representative is terminated and the new substitute representative is appointed.

Name of current substitute representative	
Name of new substitute representative	
Address of new substitute representative	
Telephone number of new substitute representative	
Do you authorise your new substitute representative to appoint a proxy to vote for you Meetings and Emergency Meetings of the Building Management Committee?	

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.....
 Signature or execution by Member

.....
 Signature of representative or substitute representative
 (or replacement member or substitute member)

Notes

1. The representative or substitute representative (or replacement representative or substitute representative) appointed by this form must be a natural person.
2. This form is effective only if it is signed by the member, representative or substitute representative (or replacement member or substitute member).

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Schedule 5 - Membership Form

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Membership Form

This form is for use by new members of the Quay Quarter Lanes Building Management Committee or existing members who lease their lot or change their contact details. See clause 23 ("Procedures when you become a Member or change your contact details") in the Quay Quarter Lanes building management statement for more information.

Date	
Your name	
Lot owned	

Part A: New member

Complete this part if you have purchased a stratum lot or are a new owners corporation.

Date on which you became a member	
Your address for service of notices	
Your telephone number	
Your e-mail address	

Part B: New tenant or licensee

Complete this part if you are the owner of a stratum lot and you have leased or licensed your lot (or part of it) or you have a new tenant or licensee.

Name of tenant or licensee	
Term of lease	
Name of contact person	
Their address for service of notices	
Their telephone number	
Their e-mail address	

Part C: Change of address details

Complete this part if you have changed your address or other contact details.

New address for service of notices	
New contact person	
New telephone number	
New e-mail address	

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Signature or execution by
Member

.....

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Schedule 6 - Proxy Form

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STAGE 1 Proxy Form

Date	
Name of member, representative or substitute representative	
Name of member who appointed representative or substitute representative	
Name of proxy	
Address of proxy	

I/we,....., appoint as my/our proxy for the purpose of Meetings and Emergency Meetings of the Building Management Committee (including adjourned Meetings and Emergency Meetings)

Period or number of meetings for which appointment of my/our is valid for *months/*meetings

* This form authorises the proxy to vote on my/our behalf on all matters **OR** * This form authorises the proxy to vote on my/our behalf on the following matters only and in the manner specified below:

Signature or execution by member (if proxy appointed by member)

Signature or representative or substitute representative (if proxy appointed by them)

Signature of proxy

Notes

1. The proxy appointed by this form must be a natural person.
2. This form is effective only if it is signed by the member, representative or substitute representative (as appropriate) and the proxy.
3. This form does not authorise voting on a matter if the representative or substitute representative of the member is present at the relevant meeting or emergency meeting and personally votes on the matter.

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4. This form is ineffective unless it is given to the secretary of the Building Management Committee at or before the first meeting in relation to which it is to operate and it contains the date on which it was made.
5. This form will be revoked by a later proxy appointment form delivered to the secretary of the Building Management Committee.
6. A vote by the proxy which does not comply with the directions to vote given by the member, representative or substitute representative who appointed the proxy is void.

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Schedule 7 – Architectural Code

Part 1 Introduction

1 Overview

1.1 Why have an Architectural Code?

The primary reasons for having an Architectural Code and controlling Building Works and the External Appearance of Quay Quarter Lanes are:

- (a) to preserve the design integrity and architectural quality of Quay Quarter Lanes;
- (b) to recognise the different requirements of the residential and commercial components of Quay Quarter Lanes, while having proper regard to the common interest of all Members, Owners and Occupiers;
- (c) to maintain the high aesthetic standards that make Quay Quarter Lanes such an attractive and desirable place in which to live or operate a business; and
- (d) to uphold property values for Owners.

1.2 What does the Architectural Code regulate?

The Architectural Code regulates Building Works. It contains requirements about things like:

- (a) the External Appearance of Quay Quarter Lanes;
- (b) works which you may carry out without consent from the Committee or your Owners Corporation;
- (c) works which you may not carry out without consent from the Committee or your Owners Corporation;
- (d) acoustic requirements and noise control; and
- (e) works which you cannot carry out.

1.3 Disputes

The dispute resolution provisions in the management statement apply to the Architectural Code and to approvals granted or refused under it.

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1.4 Easements

Despite anything to the contrary in the management statement or the Architectural Code, you do not need to obtain approval from the Committee to carry out Building Works or other works or do anything which you are entitled to do under the Easements.

2 Who must comply with the Architectural Code?

2.1 Members, Owners and Occupiers who must comply with the Architectural Code

You must comply with the Architectural Code if you are a Member, an Owner or an Occupier (except for those Members, Owners and Occupiers who are exempt under clause 25.2 ("Who must comply with the Architectural Code?") of the management statement.

2.2 Interpreting this Architectural Code

In this Architectural Code, references to a Member, Owner or Occupier mean only a Member, Owner or Occupier who is required to comply with the Architectural Code under the management statement (unless the contrary intention is expressed).

2.3 The Developer

Despite anything to the contrary in the Architectural Code, the management statement exempts the Developer from having to comply with the Architectural Code. For example, the Architectural Code does not apply to Development Works and Selling Activities carried out by the Developer.

3 Management statement and By-laws

3.1 Inconsistencies with the management statement

If there is an inconsistency between a clause in the management statement and the Architectural Code, the management statement prevails to the extent of any inconsistency.

3.2 Inconsistencies with By-laws

If there is an inconsistency between a by-law for a Strata Scheme and the Architectural Code, the relevant Owners Corporation must amend the by-law to make it consistent with the Architectural Code.

4 Where to get more information

Contact the Manager or Facilities Manager if you need information about the Architectural Code or if you are unsure about whether you need consent to carry out work.

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Part 2 Architectural Standards

5 Objectives

5.1 Architectural Standards

The purpose of the Architectural Standards is to ensure that Members, Owners and Occupiers do not place, install or retain anything in Quay Quarter Lanes:

- (a) which is not in conformity with the appearance of Quay Quarter Lanes; or
- (b) which, in the opinion of the Committee acting reasonably, affects the External Appearance of Quay Quarter Lanes.

This is achieved by setting parameters in the Architectural Standards for items like window coverings, outdoor and balcony furniture and other items that are visible from outside buildings in Quay Quarter Lanes.

5.2 Differences to the Building Standards

The Architectural Standards are different to the Building Standards. The Architectural Standards are primarily concerned with the External Appearance of Quay Quarter Lanes and changes that may be made to the External Appearance without affecting structures or services. For example, the Architectural Standards deal with the installation of curtains and other window coverings in an Apartment. The Building Standards, on the other hand, are concerned with alterations to the buildings, structures and services.

6 General requirements

6.1 Owners Corporations

Before an Owners Corporation places, installs or retains anything in its Common Property that, affects the External Appearance of Quay Quarter Lanes, it must obtain the consent of the Committee.

6.2 Apartments

If you are the Owner or Occupier of an Apartment, you must not place, install or retain anything on your balcony or in a part of your Apartment visible from the outside of your Strata Scheme that is not in conformity with the Architectural Code unless you have obtained the consent of the Committee.

6.3 Retail Lots and Commercial Components

If you are the Owner or Occupier of a Retail Lot or Commercial Component, you can place, install or retain anything external to the Retail Lot or Commercial Component which is

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necessary or ancillary to the use of the Commercial Component so long as it is permitted under an Approval. You must obtain consent from the Committee to place, install or retain anything external to the Retail Lot or Commercial Component:

- (a) that is otherwise not in conformity with the External Appearance of Quay Quarter Lanes; and
- (b) which is not permitted under this Architectural Code.

6.4 Powers of the Committee

The Committee has the power to require you or if applicable, your Owners Corporation to remove an item you (but not the Developer) have placed, installed or retained that alters the appearance of Quay Quarter Lanes if you have not obtained the consent of the Committee and, in the opinion of the Committee acting reasonably, the item:

- (a) is not in permitted under this Architectural Code; and
- (b) is not in conformity with the External Appearance of Quay Quarter Lanes; and
- (c) affects the External Appearance of Quay Quarter Lanes.

7 Window coverings and sunshading devices

7.1 Curtains, blinds and other window coverings in Apartments

If you are the Owner or Occupier of an Apartment, you:

- (a) may install curtains, blinds, louvres, shutters and other window and door treatments on or in your Apartment provided they have an appearance from outside the Apartment that complies with the by-laws for your Strata Scheme; and
- (b) must have consent from the Committee to place, install or retain curtains, blinds, louvres, shutters and window and door treatments other than those specified in clause 7.1(a).

Curtain linings or sheers are an acceptable method of achieving this (provided they comply with the colours in this clause 7.1).

7.2 Curtains, blinds and other window coverings in Common Property

If you are an Owners Corporation:

- (a) you may install curtains, blinds, louvres, shutters and other window and door treatments in the Common Property of your Strata Scheme provided they have an appearance from outside the Strata Scheme which is complies with the by-laws for your Strata Scheme; and

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- (b) you must have consent from the Committee to place, install, louvres, shutters and window and door treatments other than clause 7.2(a).

7.3 Sun shades

- (c) You must have consent from the Committee to install a sun shade, screen, awning or other sun shading device:
- (i) in your Apartment; or
 - (ii) if you are a Residential Owners Corporation, in your Strata Scheme.
- (d) If you are an Owner or Occupier of a Retail Lot, you do not need consent from the Committee to install new awnings or other sun shading devices which are in keeping with the objectives of this Architectural Code.

7.4 Window treatments

You must have consent from the Committee to place solar film or similar treatments on the internal or external surface of glass windows or doors:

- (a) in your Apartment; or
- (b) if you are a Residential Owners Corporation, in your Strata Scheme.

Any window treatment to your glass windows or doors must be maintained in good condition.

8 Outdoor and balcony furniture and landscaping

8.1 Using outdoor or balcony furniture

You do not need consent from the Committee to keep outdoor furniture on the balcony of your Apartment or in external areas of your Lot provided that the outdoor furniture:

- (a) is in keeping with the appearance of Quay Quarter Lanes; and
- (b) approved by the Committee.

The Committee must at all times keep a list of approved outdoor furniture.

8.2 Fixing items to a balcony

You must have consent from the Committee to fix furniture, decorative objects or any other items to the balcony of your Apartment if visible from the outside of the Strata Scheme in which the Apartment is located.

8.3 Maintaining outdoor furniture

You must:

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- (a) properly maintain furniture on the balcony of your Apartment or furniture placed in outdoor areas associated with the use of Retail Lots; and
- (b) ensure that the furniture is clean, tidy and properly secured at all times.

8.4 Landscaping on balconies

You do not need consent from the Committee to keep landscaping on the balcony of your Apartment provided that all elements of the landscaping (eg planter boxes and plants):

- (a) are of a high quality and finish, commensurate with the quality of Quay Quarter Lanes; and
- (b) are in keeping with the appearance of Quay Quarter Lanes.

However, you must not fix brackets, hangers, shelves or trellis type structures (or similar fixtures) on the balcony of your Apartment unless you have consent from the Committee.

8.5 Maintaining landscaping

You must:

- (a) regularly maintain landscaping on the balcony of your Apartment unless the Owners Corporation is responsible for the maintenance of the landscaping under the by-laws of your Strata Scheme;
- (b) ensure that the landscaping is kept neat and tidy at all times;
- (c) ensure that no landscaping hangs or grows over the edge of the balcony; and
- (d) when you water landscaping on the balcony, ensure that:
 - (i) no water enters another part of Quay Quarter Lanes; and
 - (ii) no damage is caused to another part of Quay Quarter Lanes.

8.6 Removing balcony furniture and landscaping

You must immediately remove furniture and landscaping from the balcony of your Apartment if:

- (a) you do not comply with your obligations under this clause 8 ("Outdoor and balcony furniture and landscaping"); or
- (b) the furniture has or may cause damage to another part of Quay Quarter Lanes.

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9 Barbecues

9.1 Your rights

You may store and operate a portable barbeque on the balcony of your Lot (but not within wintergardens of a Lot) within a Residential Strata Scheme if:

- (a) it is a type permitted under this clause 9; and
- (b) it will not (or is not likely to) cause damage; and
- (c) it is not (or is not likely to become) dangerous; and
- (d) you keep it covered when you are not operating it; and
- (e) you keep it clean and tidy; and
- (f) you comply with this clause 9.

9.2 Types of portable barbecues

The types of barbecues permitted under this clause 9 are:

- (a) a covered kettle style portable barbeque; or
- (b) a covered gas or electric portable barbeque; or
- (c) any other type approved by the Committee

which are either stainless steel or black in colour.

Solid fuel burning barbecues are prohibited.

9.3 Interference

If you use a portable barbecue on the balcony of your Lot within a Residential Strata Scheme, you must not create smoke, odours or noise which interfere unreasonably with another Owner or Occupier.

10 Colour schemes and paint work

10.1 Your obligations

You must have consent from the Committee to change the colour or surface of any wall, window, door, floor, ceiling or other surface or item in your Apartment or Common Property that is visible from outside the Strata Scheme in which the Apartment or Common Property is located, if the proposed colour or surface changes is not in keeping with the External Appearance of Quay Quarter Lanes.

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11 External lighting

11.1 Your obligations

You must have consent from the Committee to change the existing exterior lighting in your Apartment or Common Property.

11.2 Retail Lot and Commercial Components

You do not need consent from the Committee to change the existing exterior lighting to your Stratum Lot unless that change is not in keeping with the objects of this Architectural Code set out in clause 1.1.

12 Signage

12.1 Signs in Apartments

- (e) If you are the Owner or Occupier of an Apartment, you must not erect a sign in your Apartment or on Common Property (including on the roof).
- (f) However, you may erect, affix and display on Common Property or in your Apartment "For Sale" or "For Lease" or similar signage in connection with the sale or lease of a Strata Lot which you own or lease, provided that you first obtain the consent of your Owners Corporation. Your Owners Corporation may impose conditions when giving you consent. You must comply with those conditions.

12.2 External naming signage in Quay Quarter Lanes Retail

Subject to clause 12.5 ("Some prohibitions") if you are an Owner or Occupier of a Retail Lot, you may erect and display external signs on your Retail Lot provided that:

- (a) you obtain consent from all relevant Government Agencies; and
- (b) you comply with the conditions of the development consents applicable to Quay Quarter Lanes or the Easements; and
- (c) if the sign is illuminated it must not exceed 300 cd/sqm and must only be illuminated while a premises is open; and
- (d) if you propose to install signage not specifically contemplated or permitted under this Architectural Code, you obtain approval from the Committee.

12.3 External naming signage in Quay Quarter Lanes Commercial

Subject to clause 12.5 ("Some prohibitions") if you are an Owner or Occupier of a Commercial Component, you may erect and display external signs on your Commercial Component provided that:

- (a) you obtain consent from all relevant Government Agencies; and

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- (b) you comply with the conditions of the development consents applicable to Quay Quarter Lanes or the Easements.

12.4 Maintaining signs

You must:

- (a) properly maintain any sign erected according to this clause which services your tenancy in your Retail Lot or Commercial Component; and
- (b) where necessary, replace a sign which services your tenancy in your Retail Lot or Commercial Component

whether or not you erected the sign.

12.5 Some prohibitions

Unless you first obtain approval from the Committee, you must not erect or display the following external signage:

- (a) third party advertising material; or
- (b) "A frame" display boards; or
- (c) portable or demountable footpath barriers or partitions except as approved by the Committee; or
- (d) signs with flashing, chasing, pulsating or flickering lights.

12.6 Internal shopfront signage in Retail Lots

If you are an Owner or Occupier of a Retail Lot, you may erect signage in the internal shopfront of your tenancy.

12.7 "For Sale" and "For Lease" signage in Retail Lots and Commercial Components

If you are the Owner or Occupier of a Retail Lot or a Commercial Component, you may install, erect, affix and display in your Lot or tenancy "For Sale" or "For Lease" or similar signage in connection with the sale or lease of your Lot or tenancy.

12.8 Powers of the Committee

- (a) The Committee has the power to require you to remove any signage you have placed, installed or retained in your part of Quay Quarter Lanes if you have not obtained consent from the Committee and the signage does not comply with, or is prohibited under, the provisions of this clause 12.
- (b) The Committee can engage a consultant to report and advise on whether signage complies with this clause 12 of the Architectural Code.

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Part 3 Building Standards and Building Works

13 Objectives

13.1 Building Standards

The Building Standards are designed to maintain the architectural, structural and fire integrity of Quay Quarter Lanes. The purposes of the Building Standards are:

- (a) to maintain the External Appearance of Quay Quarter Lanes;
- (b) to ensure that Building Works are co-ordinated and consistent throughout Quay Quarter Lanes; and
- (c) to prevent damage to structures and services in Quay Quarter Lanes.

13.2 When do you need consent to carry out work?

You must apply to the Committee or, where applicable, your Owners Corporation for consent to carry out Building Works. Building Works are all works that affect Shared Facilities, Common Property, a Stratum Lot or an Apartment:

- (a) that are not approved under the Building Standards in this Part 3;
- (b) that affect the External Appearance of Quay Quarter Lanes; or
- (c) that the Building Standards in this Part 3 require you to obtain consent.

13.3 Types of Building Works

There are three types of Building Works that regulate works may be carried out in Quay Quarter Lanes. They are:

- (a) Common Property Building Works. See clause 14 ("Common Property Building Works");
- (b) External Appearance Building Works. See clause 15 ("External Appearance Building Works"); and
- (c) Shared Facility Building Works. See clause 16 ("Shared Facilities Building Works").

13.4 Who grants consent?

The consent that you must have before you carry out Building Works depends on the type of work you propose to do. In summary, you must have consent from:

- (a) the Council or other consent authority as the case may be;

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- (b) your Owners Corporation (if applicable) to carry out Common Property Building Works if required under the by-laws for your Strata Scheme or the Management Act;
- (c) the Committee to carry out External Appearance Building Works if required under this Architectural Code; and
- (d) the Committee to carry out Shared Facility Building Works.

14 Common Property Building Works

14.1 Definition

Subject to this clause 14 ("Common Property Building Works"), Common Property Building Works are all works in an Apartment or Common Property that affect Common Property building structures or services in a Strata Scheme and are not cosmetic works (as defined in the Management Act). Common Property Building Works do not include works that are External Appearance Building Works or works that are Shared Facilities Building Works.

14.2 What is Common Property?

Common Property in a Strata Scheme includes:

- (a) the boundaries of an Apartment;
- (b) common areas in the Strata Scheme, such as corridors and walkways which are generally accessible to Owners and Occupiers in the Strata Scheme.

For the purposes of the Architectural Code, Common Property does not include Shared Facilities or other items which, if altered, would affect the External Appearance of Quay Quarter Lanes. As these items affect all of Quay Quarter Lanes, the Committee will control alterations to them under this part of the Architectural Code.

14.3 Common Property in an Apartment

The Common Property boundaries of an Apartment are usually the boundary walls (eg a wall between two Apartments), the floor and the ceiling of the Apartment. Important points to note in this regard are:

- (a) the door onto the balcony of an Apartment will generally be Common Property; and
- (b) a "wall" includes a window or door in the wall.

14.4 When is consent necessary?

Refer to the by-laws of your Strata Scheme when consent from the Owners Corporation is required to carry out Common Property Building Works.

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15 External Appearance Building Works

15.1 Your obligations

You must obtain consent from the Committee before you carry out External Appearance Building Works which are not permitted under this Architectural Code.

15.2 Definition

External Appearance Building Works are all works in Common Property, Stratum Lots, Shared Facilities, an Apartment that affect (or will affect) the External Appearance of Quay Quarter Lanes. External Appearance Building Works do not include works, works referred to in clause 15.4 ("Redevelopment") of this Architectural Code which are Common Property Building Works or Shared Facilities Building Works or works which are permitted under the terms of an Easement or a provision of this Architectural Code.

15.3 What is the External Appearance?

The External Appearance of Quay Quarter Lanes is the appearance of any external surface of a Strata Scheme, an Apartment, or Stratum Lot that is visible from outside the Strata Scheme or Apartment.

15.4 Redevelopment

External Appearance Building Works do not include works to redevelop either in whole or part a Stratum Lot or a Strata Scheme and which require approval from an Authority or a complying development certificate.

16 Shared Facilities Building Works

16.1 Your obligations

You must obtain consent from the Committee before you carry out Shared Facilities Building Works and obtain any consents required from Government Agencies.

16.2 Definition

Shared Facilities Building Works are:

- (a) all works that affect Shared Facilities; and
- (b) works on Common Property or a Stratum Lot that affect the structural integrity of Quay Quarter Lanes.

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Registered:	Office Use Only	Office Use Only

17 Installing security devices

17.1 When is consent necessary?

Subject to this clause 17 ("Installing security devices"), you must have consent from the Committee to install security devices including, without limitation, security doors or windows, screens grilles, alarms or locks.

17.2 Security doors and windows

The Committee will generally consent to an application to install a security door or window in an Apartment if:

- (a) the door or window is finished in a colour that matches the existing door or window frame;
- (b) the security door or window matches the full size of the existing door or window and does not detract from or dominate the existing detail.

The Committee will generally not consent to the installation of a security door to the entry door to an Apartment.

17.3 Alarms

You may install a security alarm in your Apartment or Common Property without consent from the Committee or your Owners Corporation if:

- (a) the alarm is a "back to base" facility;
- (b) the alarm is silent;
- (c) the alarm does not have flashing lights;
- (d) the installation is not attached to or does not interfere with Common Property (eg is not attached to the ceiling of the balcony of your Apartment); and
- (e) the installation is not attached to or does not interfere with a Shared Facility.

17.4 Security devices in Retail Lots and Commercial Components

An Owner or Occupier of a Retail Lot or a Commercial Component may install a security alarm in a Retail Lot or Commercial Component without consent from the Committee if:

- (a) the alarm is a "back to base" facility;
- (b) the alarm is silent;
- (c) the alarm does not have flashing lights;
- (a) the installation is not attached to or does not interfere with Common Property (eg is not attached to the ceiling of the balcony of your Apartment); and

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- (b) the installation is not attached to or does not interfere with a Shared Facility.

17.5 Obtaining consent to install an alarm

If the installation of a security alarm is attached to or interferes with:

- (a) Common Property in your Strata Scheme, you must have consent from your Owners Corporation before you install the alarm; or
- (b) a Shared Facility, you must obtain consent from the Committee before you install the alarm.

17.6 Other security devices

You must have consent from the Committee to install any type of security device not contemplated by this clause 17 ("Installing security devices"). The Committee will generally consent to the installation of other security devices if:

- (a) the device is in keeping with the appearance of Quay Quarter Lanes; and
- (b) the device is not likely to cause a nuisance to or interfere with the enjoyment of Members, Owners or Occupiers.

Owners of Strata Lots may not individually apply to the Committee for consent in respect of replacement security devices, but must apply to their Owners Corporation who will seek the consent of the Committee on the Strata Lot owners behalf.

Committee consent is not required if you are replacing a security device which was originally installed by the Developer and you are replacing that security device with an identical security device in the same location as the original security device. If requested by the Committee, you must provide the Committee with evidence, including specifications, for the replacement security device to verify that the security device is identical to and in the same location as the original security device.

18 Enclosure of a Car space

18.1 Enclosure of Carspace not permitted

Enclosure of a car space or car spaces is not permitted within Quay Quarter Lanes without the consent of the Committee unless the car space was enclosed by the Developer during the Development Period

19 Some prohibitions

You must not:

- (a) install a solid fuel burning appliance in Quay Quarter Lanes unless approved and compliant with all Council and other Authority requirements;

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- (b) install a mounted air conditioning unit on the balcony of an Apartment or on Common Property;
- (c) enclose the balcony of an Apartment;
- (d) hang clothes, laundry, bedding or similar items on your balcony or in any area that is visible from outside a component in Quay Quarter Lanes; or
- (e) attach or hang an aerial, security device or wires outside a component in Quay Quarter Lanes.

20 Fitout Works in Retail Lots and Commercial Components

20.1 Who must comply with this clause?

You must comply with this clause 20 if you are the Owner or Occupier of a Retail Lot or a Commercial Component.

20.2 No consent necessary

You do not need consent from the Committee before you carry out any Fitout Works within a Retail Lot or Commercial Component unless the works are Shared Facilities Building Works.

20.3 Standard of Fitout

Prior to occupation, an Owner or Occupier must provide an occupation certificate to the Committee from an independent certifier and a certificate confirming that any work affecting Shared Facilities has been carried out properly and if the Fitout Works have involved penetration of a slab, ceiling or walls which are shared with another Member those works have been completed in a proper and workmanlike manner.

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Part 4 Acoustic Standards

21 Objectives

21.1 Acoustic Standards

The purpose of the Acoustic Standards is to maintain acceptable levels and duration of noise transmission between the various components of Quay Quarter Lanes.

21.2 How do the Acoustic Standards work?

The requirements in the Acoustic Standards are at all times subject to any nuisance or interference which may be generated by particular activities.

22 General requirements

22.1 Noise which affects your neighbours

Subject to the Acoustic Standards and any Acoustic Masterplan approved by Council, you must not make noise which might unreasonably interfere with the use and enjoyment by another Member, Owner or Occupier of their Lot or Common Property.

22.2 Using power tools

Subject to any conditions which apply when you carry out Building Works, you may use power tools (eg impact drills, electric saws or angle grinders) only between the hours of 7.30 am to 5.30 pm Mondays to Fridays and 9.00 am to 3.00 pm on Saturdays. You must not use power tools on Sundays or public holidays in New South Wales.

22.3 Playing musical instruments in your Apartment

You may play or rehearse on musical instruments in your Apartment only between 9.00 am to 9.00 pm.

22.4 Playing music in Quay Quarter Lanes

Unless permitted by an Acoustic Masterplan, you must not cause or permit any musical instrument or electronically amplified sound equipment to be used on a Stratum Lot, Lot or Common Property of the Residential Strata Scheme in such a manner that it emits a noise that can be heard within a habitable room in any other Lot (regardless of whether any door or window to that room is open after 12.00 am and before 8 am on any day).

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23 Inside your Apartment

23.1 General requirements

You must not:

- (a) carry out exercises in your Apartment that result in rapid foot impact on the floor (eg aerobics or running on the spot) if this causes noise or vibrations in adjoining Apartments; or
- (b) unnecessarily create noise or vibration by knocking or banging against walls and floors separating your Apartment from another Apartment.

23.2 Obligations for floor coverings in By-laws

The by-laws for your Strata Scheme require you to cover or treat the floors in your Apartment to stop noise transmission which disturbs other Owners and Occupiers.

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Part 5

The approval process and carrying out work

24 Application process

24.1 Making an application

The Committee may, either generally or in specific cases, specify the plans, drawings and other documents which an applicant must be submitted with an application under the Architectural Code.

24.2 What information must you include in your application?

If you make an application under the Architectural Code, the application must:

- (a) be in writing;
- (b) include the plans, drawings and other documents specified by the Committee according to this clause 24.2 ("What information must you include in your application?") for the type of works for which you are seeking approval; and
- (c) give the Committee and an Owners Corporation enough information to make a decision about your application.

However, the Committee or an Owners Corporation may:

- (d) require you to submit additional plans, diagrams or other information which it has not specified according to clause 24.2 ("What information must you include in your application?") to assist in the decision making process; and
- (e) waive the requirements it makes under clause 24.2 ("What information must you include in your application?") about the plans, diagrams and other information which you must submit with your application.

24.3 Lodging your application

You must address your application to the Manager or the strata manager of your Owners Corporation (depending on who must give consent to the application).

24.4 Consent from the Committee

- (a) The Committee and an Owners Corporation must act reasonably when they make decisions about applications to carry out Building Works. They are not bound by their past decisions.
- (b) Subject to clause 24.4(a) of this Architectural Code, if the Building Works are Shared Facilities Building Works the Committee must consent to an application so long as:
 - (i) the use of the Shared Facility by the Members Benefited will be retained;

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- (ii) If there will be a temporary disruption to the use of a Shared Facility whilst the Building Works are being carried out, the Member complies with clause 29.4(b) of this management statement.
- (c) If the Building Works are Shared Facilities Building Works because they may or will impact on the structural integrity of Quay Quarter Lanes, the Committee must consent to those works so long as an engineer has provided a report detailing the manner in which the works can be carried so as to ensure structural integrity is maintained and the Member provides a certificate from the structural engineer on completion of the Shared Facilities Building Works certifying that the works have been carried out in accordance with the report.

24.5 Appointing consultants

The Committee and an Owners Corporation may appoint consultants to review and make recommendations about applications to it under the Architectural Code (eg an architect or engineer for applications).

24.6 Paying the costs for a consultant

The Committee or an Owners Corporation may require an applicant to pay the reasonable costs of consultants they appoint under this clause 24 ("Application process").

24.7 Time frame for making a decision

Subject to this clause 24 ("Application process"), the Committee or an Owners Corporation must review and make a decision about an application within one month after receiving the application (or another period agreed between the parties).

24.8 Time frame for making a decision where a consultant has been appointed

If the Committee or an Owners Corporation appoint a consultant to review and make recommendations about an application, the Committee or Owners Corporation must make a decision about the application within one month after the consultant makes a recommendation to the Committee or the Owners Corporation (or another period agreed between the parties).

24.9 Notifying the applicant of a decision

The Committee and an Owners Corporation must immediately advise you in writing when they have made a decision about your application. The advice must:

- (a) clearly describe any conditions which attach to the approval; and
- (b) if the application is not approved, explain in detail the reasons for the decision.

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25 Consent process

25.1 Standing Approvals by the Committee

The Committee has the power to make Standing Approvals to approve certain works or actions under the Architectural Code.

25.2 Conditional consents

The Committee and an Owners Corporation may make conditions if they consent to an application. The conditions may include, without limitation:

- (a) a reasonable time frame in which the works must be completed;
- (b) the hours and days during which the works must be carried out; and
- (c) methods of accessing Quay Quarter Lanes to carry out the works.

25.3 Failure to comply

The Committee and an Owners Corporation may take such steps as it deems necessary if an applicant does not comply with the conditions of a consent to an application to carry out Building Works.

25.4 Approvals from Council and Government Agencies

You must obtain all necessary approvals from Council and relevant Government Agencies before you carry out any works under the Architectural Code. This includes works for which the Committee or an Owners Corporation has created a Standing Approval.

25.5 When can you apply for consent from Council?

Subject to this clause 25 ("Consent process"), you may apply for approval from Council or a Government Agency to carry out works under the Architectural Code only after you have obtained consent from the Committee and your Owners Corporation (as appropriate) unless the works are to carry out a redevelopment as contemplated by clause 15.4 of this Architectural Code.

25.6 Approving applications to Council and Government Agencies

You must not unreasonably refuse to approve or sign an application to Council or a Government Agency if the works contemplated in the application have been approved by the Committee.

26 Additional obligations for Owners Corporation

26.1 Notice of consents

An Owners Corporation must promptly:

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- (a) advise the Committee in writing when it grants consent to an Owner or Occupier to carry out works under its by-laws or the Architectural Code; and
- (b) provide the Committee with a copy of the application by the Owner or Occupier to carry out works and the consent given by the Owners Corporation.

26.2 Notice of works on Common Property

An Owners Corporation must promptly:

- (a) advise the Committee in writing when the Owners Corporation carries out works in its Common Property (which are not the subject of an application under the Architectural Code); and
- (b) provide the Committee with details of the works carried out.

27 Procedures for carrying out work

27.1 Procedures before you carry out work

Before you carry out works under the Architectural Code, you must:

- (a) arrange with the Committee and, where appropriate, your Owners Corporation a suitable time and means by which to access the area in which you will carry out the work;
- (b) comply with the reasonable requirements of the Committee and your Owners Corporation about the time and means by which you must access Quay Quarter Lanes to carry out the work; and
- (c) ensure that contractors and any other persons involved in carrying out the work comply with the reasonable requirements of the Committee and your Owners Corporation about the times and means by which they must access Quay Quarter Lanes to carry out the work.

27.2 Procedures when you carry out work

When you carry out work under the Architectural Code, you must:

- (a) use qualified, reputable and, where appropriate, licensed contractors approved by the Committee or your Owners Corporation;
- (b) carry out the work in a proper manner and to the reasonable satisfaction of the Committee and, where appropriate, your Owners Corporation;
- (c) regularly remove debris and leave all areas of Shared Facilities and Common Property clean and tidy for all periods during which you carry out the work;
- (d) ensure that you adequately protect the Parcel to minimise damage; and

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Registered:			

- (e) repair damage you (or persons carrying out the work on your behalf) cause to Shared Facilities, Common Property or the property of a Member, Owner or Occupier.

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Office Use Only		Office Use Only
Registered:		

Signing page

SIGNED by
 as attorney for **KENT STREET PTY
 LIMITED** under power of attorney
 registered book **4746** no. **35** in
 the presence of:

Signature of witness

MARTIN LEUENBERGER

Name of witness (block letters)

Matthew Kevin Moloney

Matthew Kevin Moloney

By executing this document the
 attorney states that the attorney has
 received no notice of revocation of the
 power of attorney

EXECUTED by **THE COUNCIL OF
 THE CITY OF SYDNEY ABN 22 636
 550 790** by its attorney for under power
 of attorney registered book **4770** authorised
 officer no. **70** in the presence of:

Signature of witness

MELINDA BYRNE

Name of witness (block letters)

Hannah Frances Reid

Signature of Attorney Authorised officer

HANNAH FRANCES REID

Name of attorney (block letters)

authorised officer

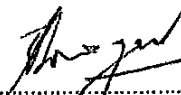
Authority: Acting Director
 Legal & Governance

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Office Use Only		Office Use Only
Registered:		

EXECUTED by THE GALLIPOLI
 MEMORIAL CLUB LIMITED in
 accordance with section 127(1) of the
 Corporations Act 2001 (Cth) by
 authority of its directors:


 Signature of director

Edward Daryl Codd
 Name of director (block letters)


 Signature of director/company
 secretary
 John Dominic Broad
 Name of director/company secretary
 (block letters)

InfoTrack

PLANFORM 1 (A3)

SP102353

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 14 sheets

SITE PLAN

PT 53 & PT 56
 (BELOW)
 DP 1259000
 PT 52 & PT 53 DP1259000
 (ABOVE)
 PT 47 DP1258999
 (ABOVE)

LOFTUS

STREET

LANE

"BUILDING B"
 DP 1259000
 (BELOW)
 47
 DP 1258999
 (ABOVE)

21
 DP 1257872

"BUILDING A"
 DP 1259000
 (BELOW)
 46
 DP 1258999
 (ABOVE)

51
 DP 1259000
 (ABOVE)
 LOFTUS LANE
 (BETWEEN)
 32
 DP 1258022
 (BELOW)

PT 53 & PT 56
 (BELOW)
 DP 1259000
 PT 53 DP1259000
 (ABOVE)
 PT 47 DP1258999
 (ABOVE)
 PT 55 & PT 56
 (ABOVE)
 DP 1259000
 (ABOVE)
 PT 48
 DP 1258999
 (ABOVE)

LOFTUS

LANE (ABOVE)

LOFTUS LANE

PT 32 DP 1258022
 (BELOW)
 LOFTUS LANE
 (ABOVE)

LOFTUS

PT 55 & PT 56
 (ABOVE)
 DP 1259000
 (ABOVE)
 PT 48
 DP 1258999
 (ABOVE)

"BUILDING C"
 DP 1259000
 (BELOW)
 48
 DP 1258999
 (ABOVE)

34
 DP 1257956

YOUNG

STREET

CUSTOM

HOUSE

LANE

23
 SEC 103
 DP 984172

EASEMENT FOR USE OF FIRE STAIRS AND EGRESS (WHOLE OF LOT) (DP 1258999)
 EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP 1258999)
 EASEMENT FOR SERVICES (WHOLE OF LOT) (DP 1258999)
 EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT) (DP 1258999)

(S) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 (T) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS - SEE CROWN GRANT(S)

SURVEYOR

Name: JOSEPH MONARDO
 Date: 02/11/20

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality: SYDNEY
 Reduction Ratio 1: 250
 Lengths are in metres.

Registered

8/04/2021

SP102353

PLAN FORM 1 (A3)

SP102353

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

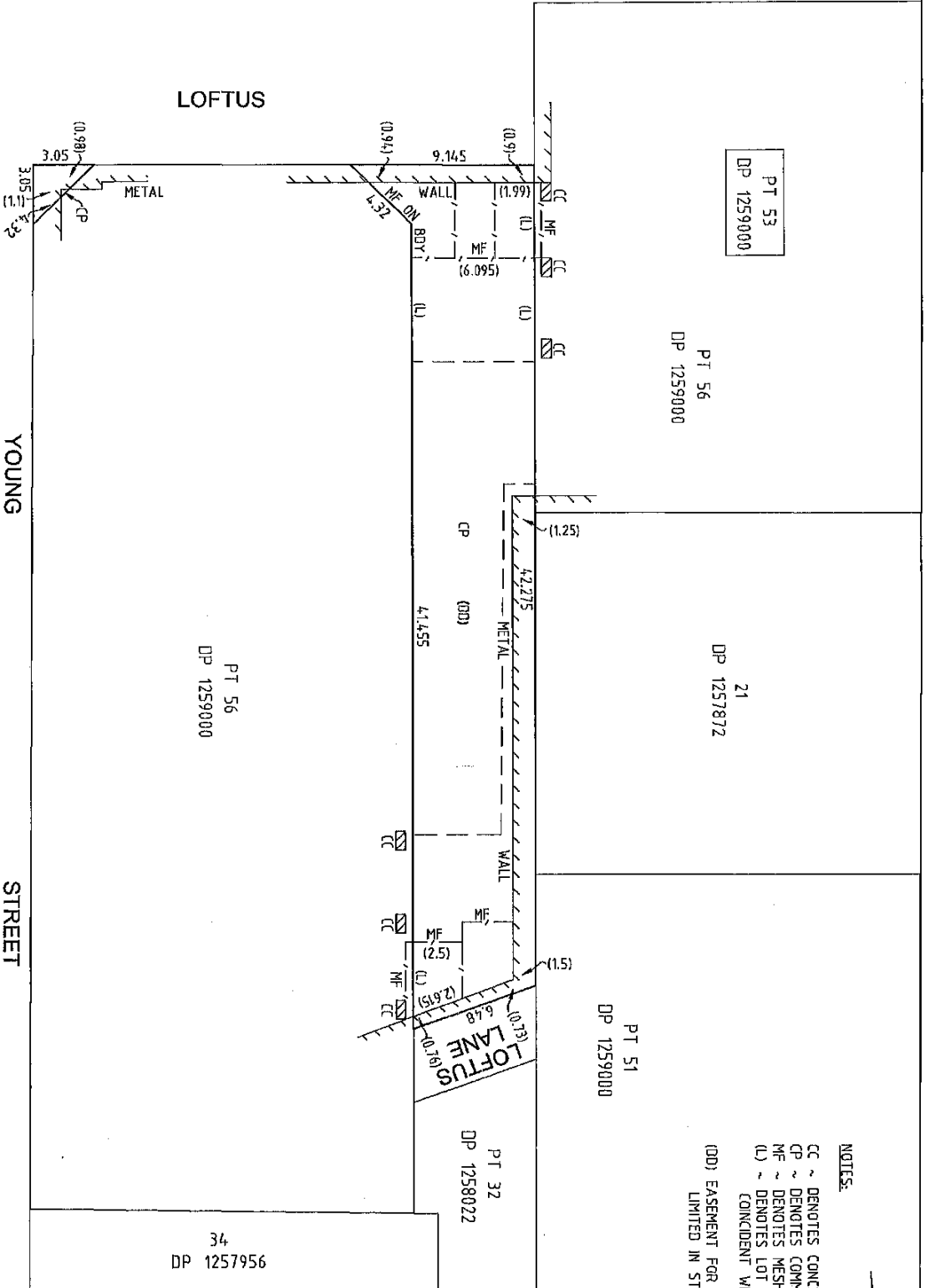
Sheet 2 of 14 sheet(s)

LOFTUS

STREET

LOCATION PLAN - BASEMENT 5 & BELOW

LANE



PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: STONEY
Locality: STONEY
Reduction Ratio 1: 200
Lengths are in metres.

STREET

Registered

8/04/2021

SP102353

SURVEYOR
Name: JOSEPH MONARDO
Date: 02/11/20
Surveyor's Reference: 41595 028SP

PLAN FORM 1 (A3)

SP102353

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 3 of 14 sheet(s)

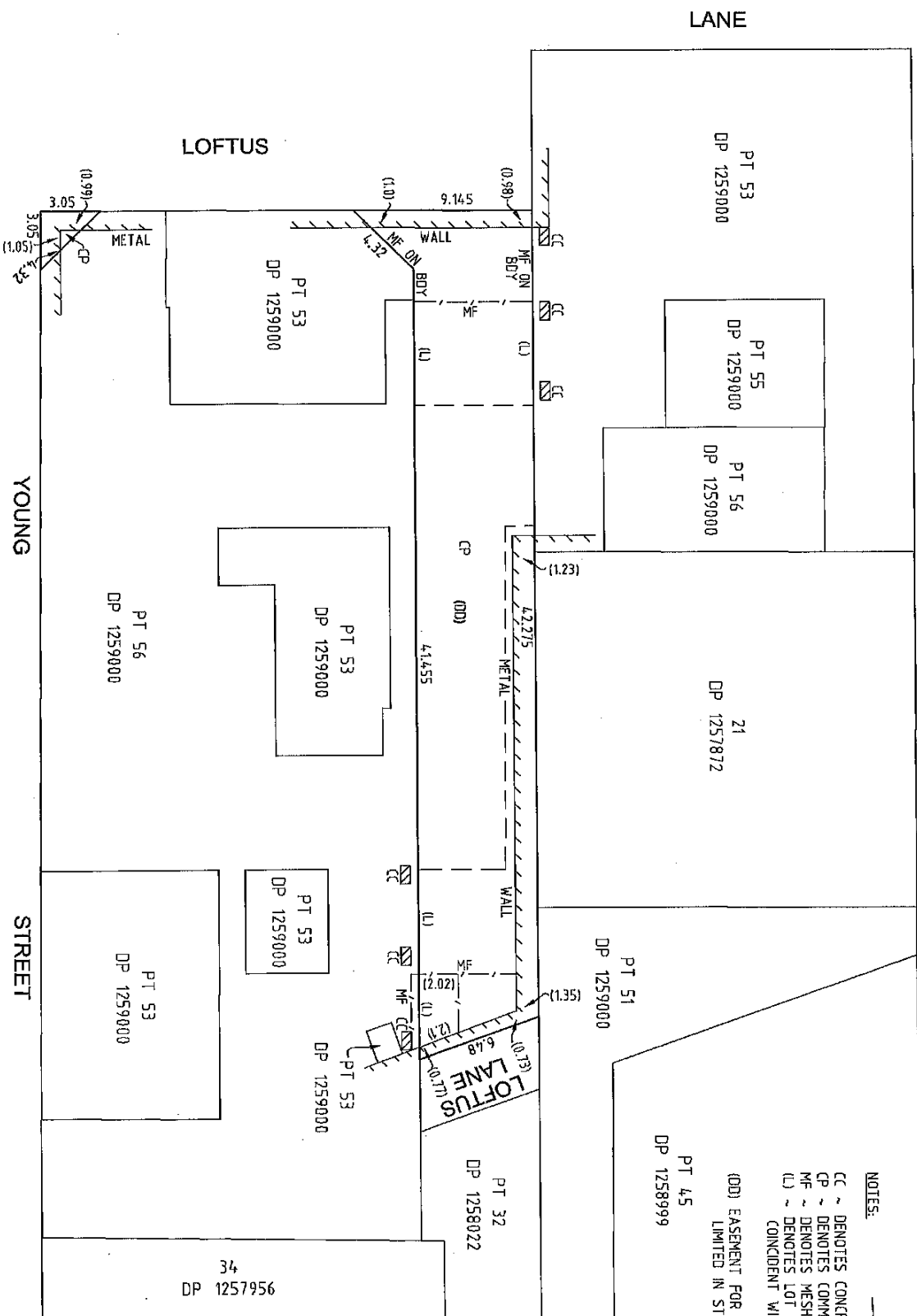
LOFTUS

STREET

LOCATION PLAN - BASEMENT 4

NOTES:

- CC ~ DENOTES CONCRETE COLUMN
- CP ~ DENOTES COMMON PROPERTY
- MF ~ DENOTES MESH FENCE
- (L) ~ DENOTES LOT BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY
- (DD) EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)



SURVEYOR

Name: JOSEPH MONARDO

Date: 02/1/20

Surveyor's Reference: 41565 028SP

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 200

Lengths are in metres.

Registered



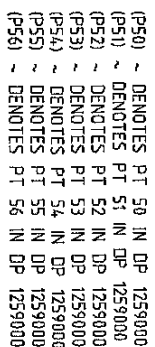
SP102353



LOCATION PLAN - BASEMENT 2

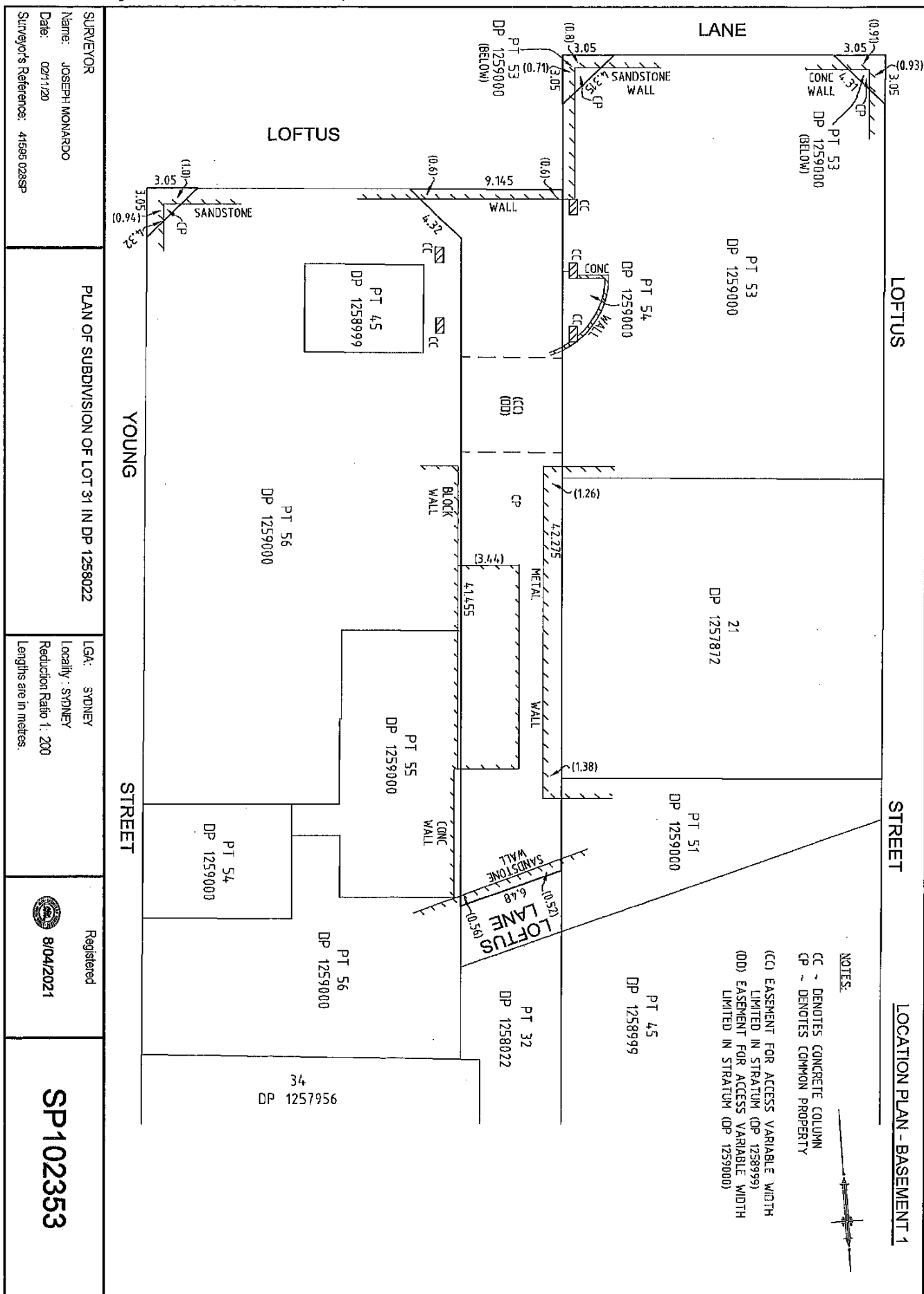
(DD) EASEMENT FOR ACCESS VARIABLE WIDTH
LIMITED IN STRATUM (DP 1259000)PT 32
DP 1258022

(P50) ~ DENOTES PT 50 IN DP 1259000
(P51) ~ DENOTES PT 51 IN DP 1259000
(P52) ~ DENOTES PT 52 IN DP 1259000
(P53) ~ DENOTES PT 53 IN DP 1259000
(P54) ~ DENOTES PT 54 IN DP 1259000
(P55) ~ DENOTES PT 55 IN DP 1259000
(P56) ~ DENOTES PT 56 IN DP 1259000



SP102353

Surveyor's Reference: 41595 028SP



SP102353

STREET

LOCATION PLAN - GROUND FLOOR

PT 53
DP 12590

PT 52
DP 1259000

21
DP 1257872

PT 4.5
DP 1258999PT 51
DP 1259000PT 50
DP 12590PT 51
DP 1259000

LANE

PT 54
DP 12590000

PT 56
DP 1259000PT 55
DP 1259000

STREET

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality : SYDNEY

41595 028SP

Registered

8/04/2021

SP102353

NOTES:

CP ~ DENOTES COMMON PROPERTY
IFW ~ DENOTES INSIDE FACE OF WALL

- (U1) RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (U2) RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (U3) RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (DS1) EASEMENT FOR ENCRANCHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (DS2) EASEMENT FOR ENCRANCHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (DS3) EASEMENT FOR ENCRANCHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)

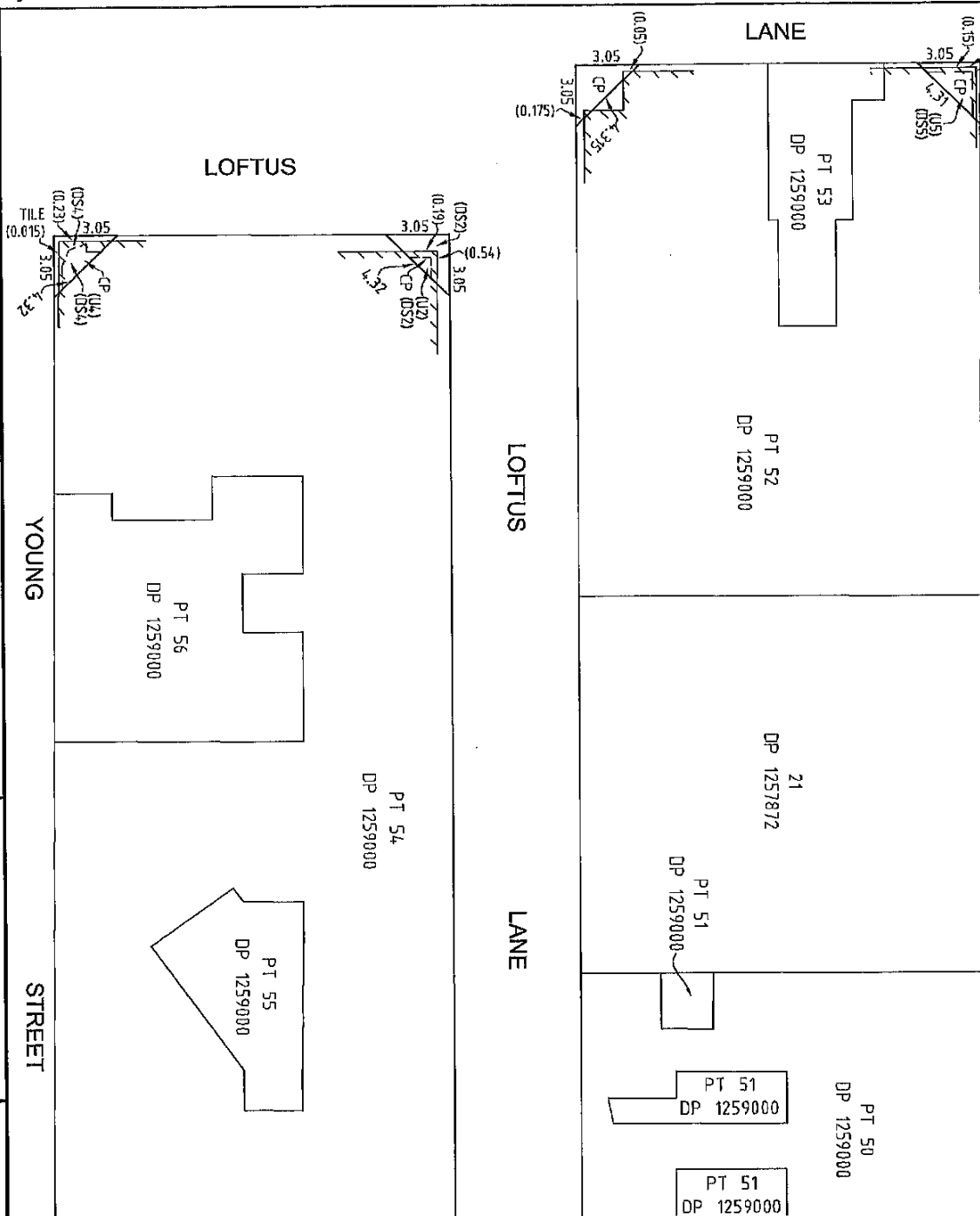
LOCATION PLAN - LEVEL 1

NO FLOOR PLAN EXISTS FOR LEVEL 1
AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:
CP ~ DENOTES COMMON PROPERTY

- (U2) RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (U4) RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (U5) RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (DS2) EASEMENT FOR ENROACHING VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (DS4) EASEMENT FOR ENROACHING VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)
- (DS5) EASEMENT FOR ENROACHING VARIABLE WIDTH LIMITED IN STRATUM (DP 1259000)



Registered

Surveyor's Reference: 41595 028SF



8/04/2021

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PLANFORM 1 (A3)

SP102353

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 9 of 14 sheet(s)

LOFTUS

STREET

LOCATION PLAN - LEVEL 2

NO FLOOR PLAN EXISTS FOR LEVEL 2
AS IT CONSISTS OF COMMON PROPERTY ONLY

LANE

PT 53
DP 1259000

21
DP 1257872

PT 51
DP 1259000

CP ~ DENOTES COMMON PROPERTY

NOTES:

LOFTUS

LANE

(U6) RIGHT OF ACCESS AND USE FOR
COMMERCIAL PURPOSES VARIABLE
WIDTH LIMITED IN STRATUM (DP 1259000)
(U7) RIGHT OF ACCESS AND USE FOR
COMMERCIAL PURPOSES VARIABLE
WIDTH LIMITED IN STRATUM (DP 1259000)
(DS6) EASEMENT FOR ENCROACHING STRUCTURE
VARIABLE WIDTH LIMITED
IN STRATUM (DP 1259000)
(DS7) EASEMENT FOR ENCROACHING STRUCTURE
VARIABLE WIDTH LIMITED
IN STRATUM (DP 1259000)

LOFTUS

PT 56
DP 1259000

PT 56
DP 1259000

PT 55
DP 1259000

YOUNG

STREET

SURVEYOR

Name: JOSEPH MONARDO

Date: 02/11/20

Surveyor's Reference: 41586 028SP

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 200

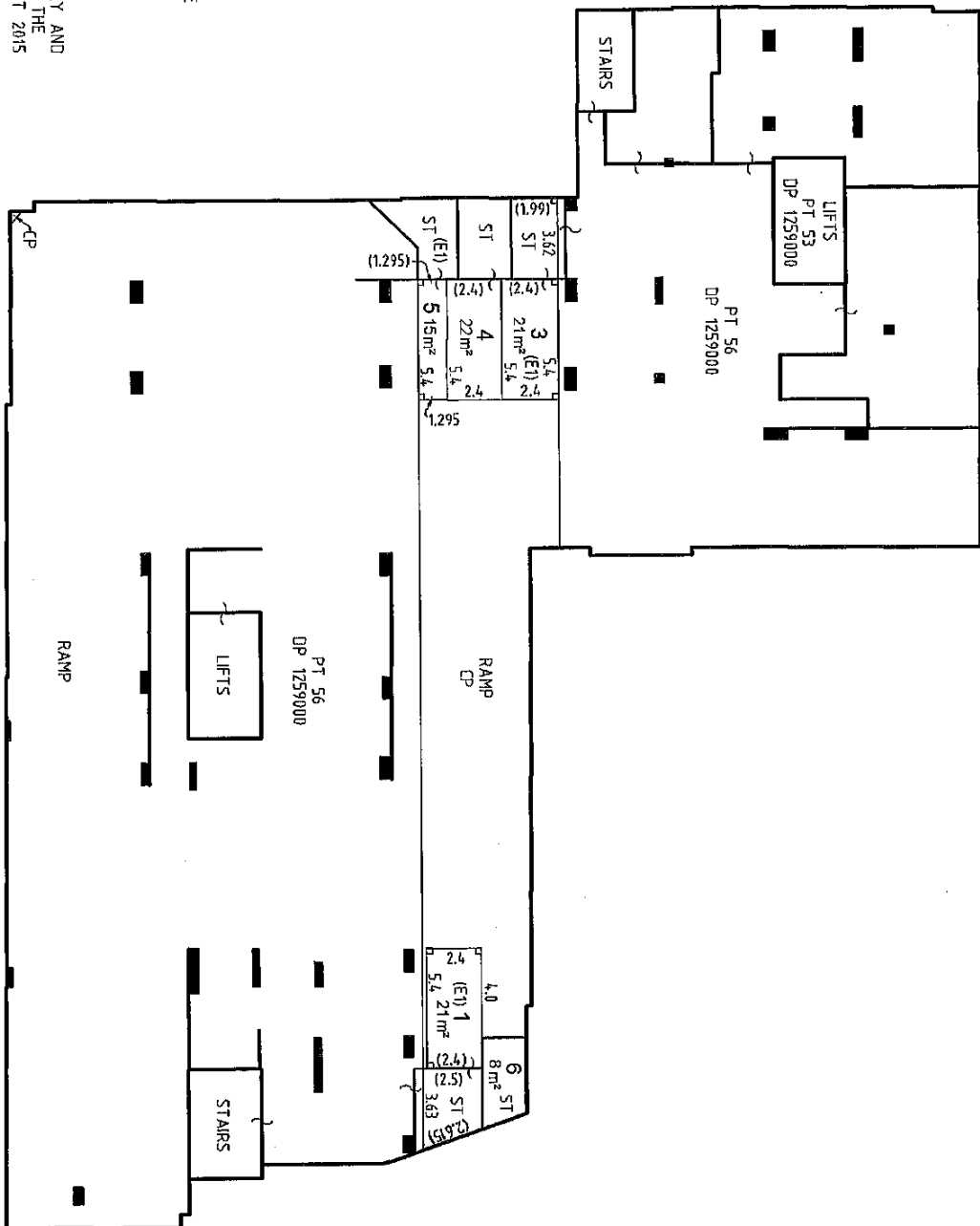
Lengths are in metres.

Registered

8/04/2021

SP102353

BASEMENT 5



NOTES:

CP ~ COMMON PROPERTY
ST ~ STORAGE

PERPENDICULAR

~ PROLONGATION OF FACE
OF STRUCTURE

~ PROLONGATION OF
CENTRELINE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

EASEMENTS

(E1) EASEMENT FOR ACCESS AND USE FOR STORAGE AND CAR PARKING (WHOLE OF LOT)

SURVEYOR

Name: JOSEPH MONARDO

Date: 02/11/20

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality: SYDNEY

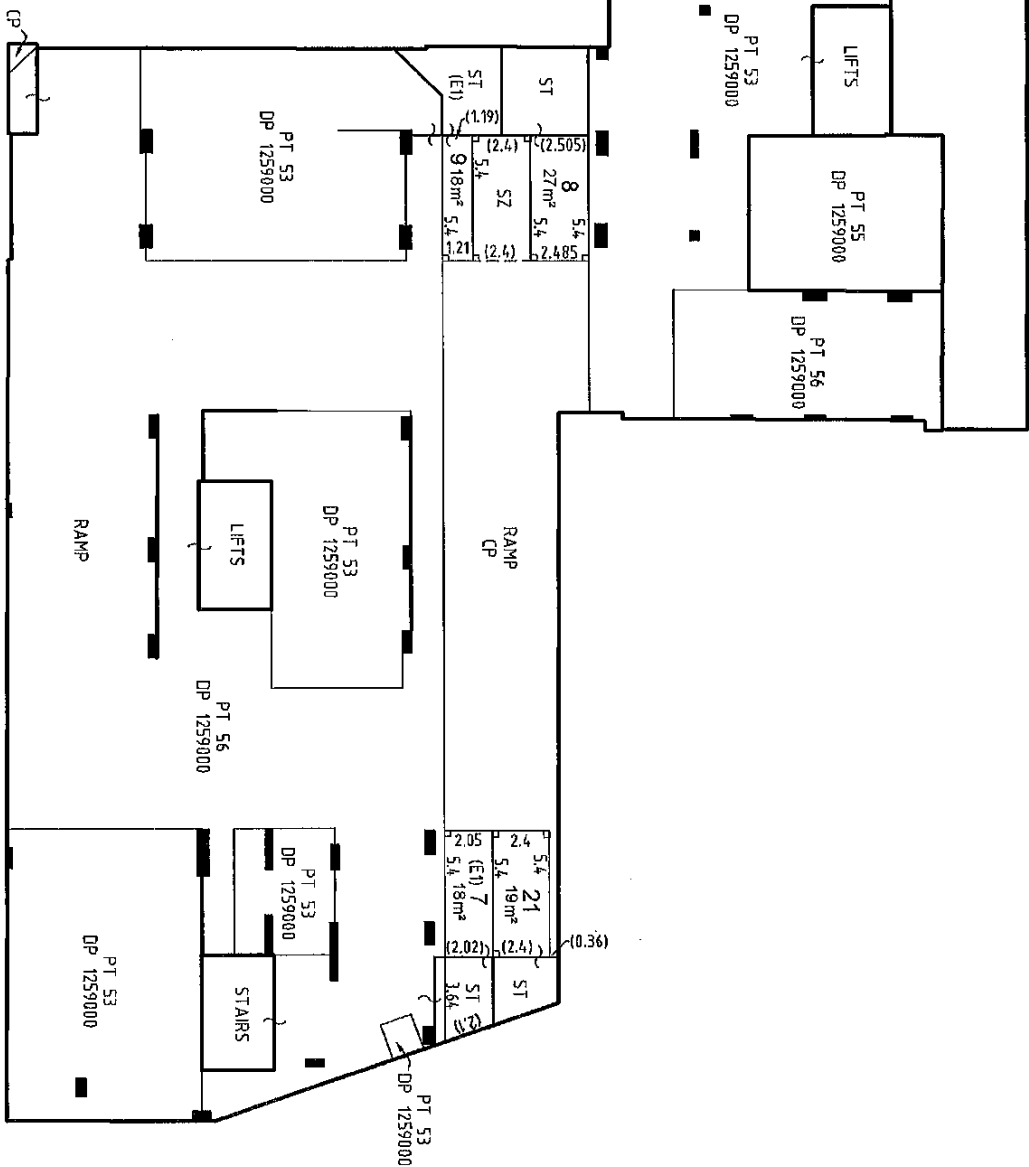
Lengths are in metres.

Registered

8/04/2021

SP102353

BASEMENT 4



NOTES:

CP ~ COMMON PROPERTY
ST ~ STORAGE
SZ ~ SHARED ZONE (CP)

h ² PERPENDICULAR

2. PROLONGATION OF FACE
OF STRUCTURE

~ Prolongation of
face of column

~ PROLONGATION OF
CENTRELINE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

EASEMENTS

(E1) EASEMENT FOR ACCESS AND USE FOR STORAGE AND CAR PARKING (WHOLE OF LOT)

SURVEYOR

Name: JOSEPH MONARDO

Date: 02/11/20

Surveyor's Reference: 41595 0285P

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality: SYDNEY

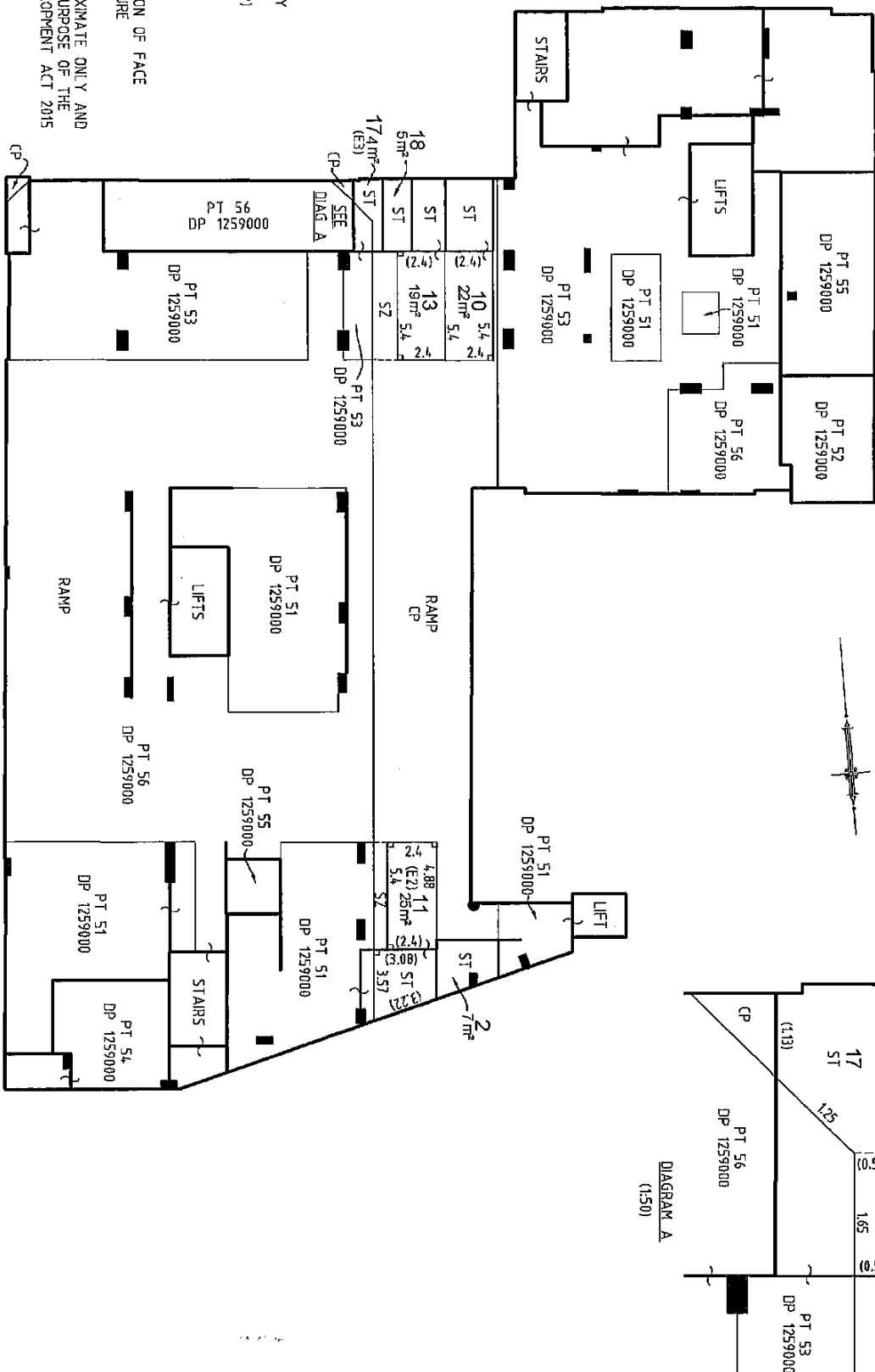
Lengths are in metres.

Registered

8/04/2021

SP102353

BASEMENT 3



NOTES:

CP ~ COMMON PROPERTY
ST ~ STORAGE
SZ ~ SHARED ZONE (CP)
L ~ PERPENDICULAR

PROLONGATION OF FACE OF STRUCTURE

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

5

(E2) EASEMENT FOR ACCESS AND CAR PARKING (WHOLE OF LOT)
(E3) EASEMENT FOR ACCESS AND USE OF STORAGE AREA (WHOLE OF LOT)

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

Name: JOSEPH MONARDO

Date: 02/11/20

Surveyor's Reference: 41595 028SP

LGA: SYDNEY

Locality: SYDNEY

Lengths are in metres.

Registered

8/04/2021

SP102353

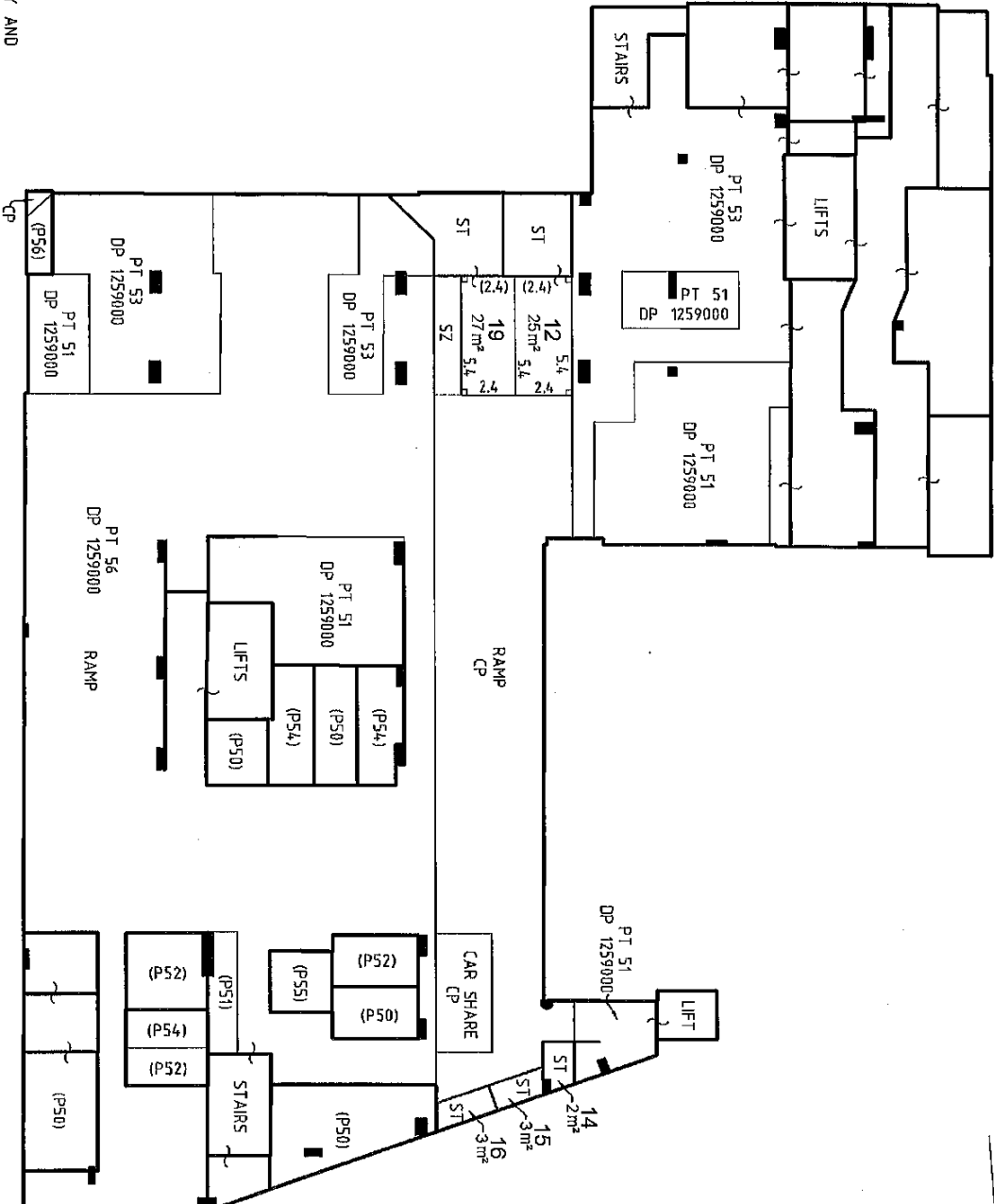
PLAN FORM 1 (A3)

SP102353

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

Sheet 13 of 14 sheets

BASEMENT 2



NOTES:

CP ~ COMMON PROPERTY
ST ~ STORAGE
SZ ~ SHARED ZONE (CP)

(P50) ~ PT 50 IN DP 1259000
(P51) ~ PT 51 IN DP 1259000
(P52) ~ PT 52 IN DP 1259000
(P54) ~ PT 54 IN DP 1259000
(P55) ~ PT 55 IN DP 1259000
(P56) ~ PT 56 IN DP 1259000

~ PERPENDICULAR

~ PROLONGATION OF FACE
OF STRUCTURE

~ PROLONGATION OF
FACE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND
ARE SHOWN FOR THE PURPOSE OF THE
STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: JOSEPH MONARDO

Date: 02/11/20

Surveyor's Reference: 41556 028SP

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 200

Lengths are in metres.

Registered



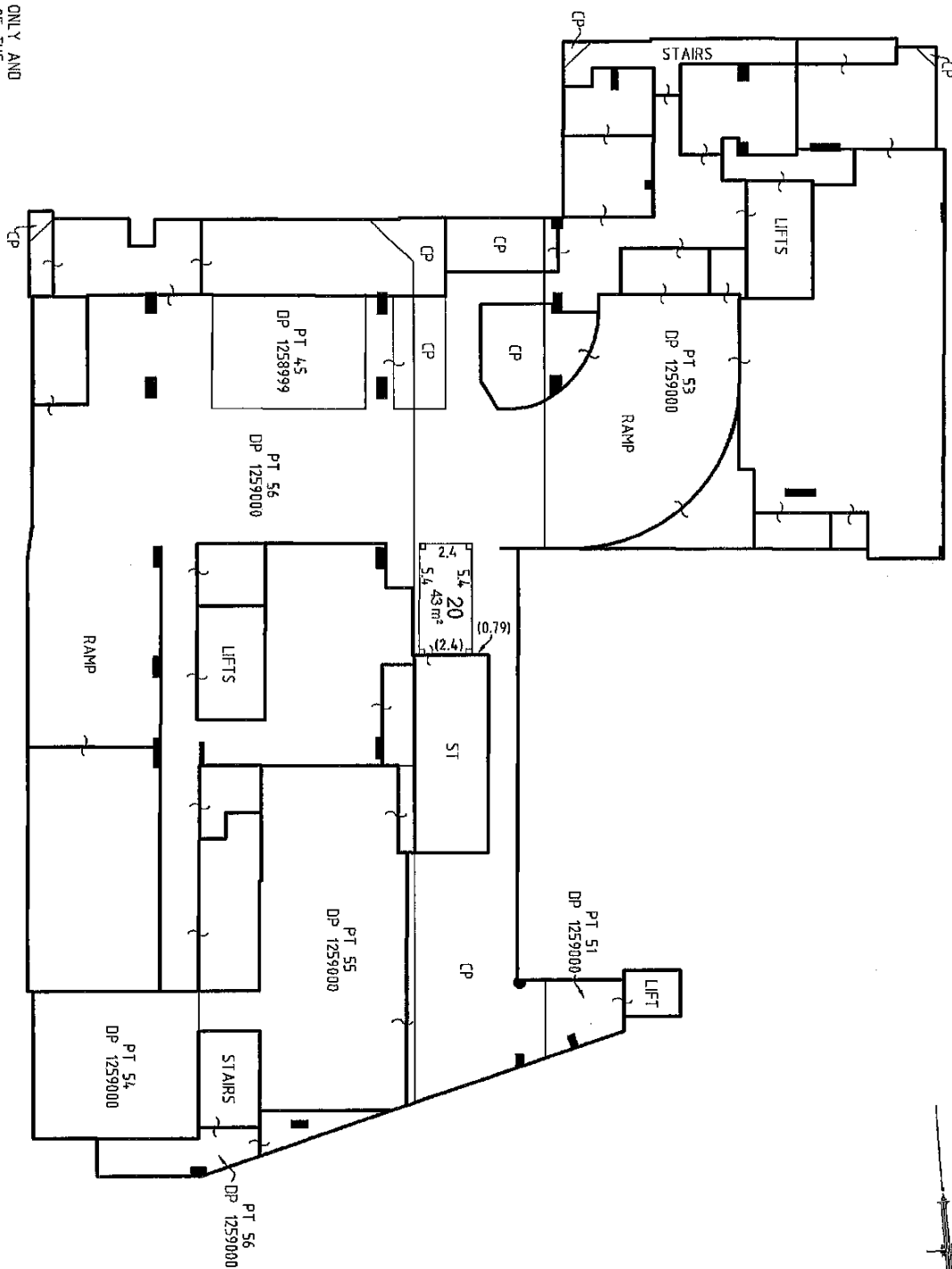
8/04/2021

SP102353

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 14 of 14 sheet(s)

BASEMENT 1 NO FLOOR PLAN EXISTS FOR GROUND LEVEL, LEVEL 1 AND LEVEL 2
AS THEY CONSIST OF COMMON PROPERTY ONLY



CP ~ COMMON PROPERTY
ST ~ STORAGE

Perpendicular

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: JOSEPH MONARDO

Date: 02/11/20

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 31 IN DP 1258022

LGA: SYDNEY

Locality : SYDNEY


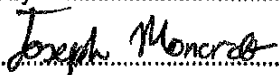
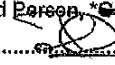
Lengths are in metres.




Registered

8/04/2021

SP102353

SP FORM 3.02	STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)
Office Use Only		Office Use Only	
Registered:  8/04/2021		SP102353	
PLAN OF SUBDIVISION OF LOT 31 DP1258022		LGA: SYDNEY Locality: SYDNEY Parish: ST JAMES County: CUMBERLAND	
This is a *FREEHOLD/*LEASEHOLD Strata Scheme			
Address for Service of Documents 1A Loftus Lane SYDNEY NSW 2000 Provide an Australian postal address including a postcode		The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with the plan.	
Surveyor's Certificate I JOSEPH MONARDO, of LT'S LOCKLEY, LOCKED BAG 5, GORDON NSW 2072, being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met. *The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ Signature:  Date: 02/11/2020 Surveyor ID: 129 Surveyor's Reference: 41595 028 ^ Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Local Council) # <u>THE COUNCIL OF THE CITY OF SYDNEY</u> certifies that in regards to the proposed strata plan with this certificate, it has made the required inspections and is satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 54 <i>Strata Schemes Development Act 2015</i> . *(a) This plan is part of a development scheme. *(b) The building encroaches on a public place, it complies with section 62(2) <i>Strata Schemes Development Act 2015</i> and the council does not object to the encroachment. *(c) This certificate is given on the condition that lot(s) ^ will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>. Certificate Reference: <u>4/2021</u> Relevant Planning Approval No.: <u>D/2019/1480/A (5/2020/39)</u> Issued by: <u>COUNCIL OF THE CITY OF SYDNEY</u> Signed by: <u>ANDREW REES</u> being the *Authorised Person, *General Manager Signature:  Date: <u>2 FEB 2021</u> # Insert the name of the local council ^ Insert lot numbers of proposed utility lots	
* Strike through if inapplicable			

SP FORM 3.07 (2019)	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 5 sheet(s)
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<div style="text-align: right; font-size: small;">Office Use Only</div> <p>Registered:  8/04/2021</p>	<div style="text-align: right; font-size: small;">Office Use Only</div> <p style="font-size: large; text-align: center;">SP102353</p>
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VALUER'S CERTIFICATE

I, * Matthew Maruca of m3property

being a qualified valuer, as defined in the *Strata Schemes Development Act 2015* by virtue of having membership with:

Professional Body: Australian Property Institute
 Class of membership: Associate Membership
 Membership number: 103219


certify that the unit entitlements shown in the schedule herewith were apportioned on 17/12/2020 (being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015


Signature:  Date 15/02/2021




* Full name, valuer company name or company address

SCHEDULE OF UNIT ENTITLEMENT

LOT NO	UE
1	631
2	158
3	631
4	654
5	428
6	180
7	541
8	778
9	496
10	654
11	722
12	722
13	586
14	45
15	68
16	68
17	90
18	113
19	767
20	1,127
21	541
TOTAL	10,000

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheet(s)																																																																																																																																										
Office Use Only		Office Use Only																																																																																																																																										
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<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">LOT NUMBER</th> <th style="padding: 5px;">SUB-ADDRESS NUMBER</th> <th style="padding: 5px;">ADDRESS NUMBER</th> <th style="padding: 5px;">ROAD NAME</th> <th style="padding: 5px;">ROAD TYPE</th> <th style="padding: 5px;">LOCALITY NAME</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;">CP</td><td style="padding: 5px;">-</td><td style="padding: 5px;">1A</td><td style="padding: 5px;">LOFTUS</td><td style="padding: 5px;">LANE</td><td style="padding: 5px;">SYDNEY</td></tr> <tr><td style="padding: 5px;">1</td><td style="padding: 5px;">1</td><td style="padding: 5px;">1A</td><td style="padding: 5px;">LOFTUS</td><td style="padding: 5px;">LANE</td><td style="padding: 5px;">SYDNEY</td></tr> <tr><td style="padding: 5px;">2</td><td style="padding: 5px;">2</td><td style="padding: 5px;">1A</td><td style="padding: 5px;">LOFTUS</td><td style="padding: 5px;">LANE</td><td style="padding: 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SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 5 sheet(s)
Office Use Only		Office Use Only
Registered:  8/04/2021	<h1 style="margin: 0;">SP102353</h1>	
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<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> 1. RESTRICTION ON USE OF LAND 2. RESTRICTION ON USE OF LAND 3. EASEMENT FOR ACCESS AND USE FOR STORAGE AND CAR PARKING (WHOLE OF LOT) 4. EASEMENT FOR ACCESS AND ^{USE} FOR STORAGE AND CAR PARKING (WHOLE OF LOT) 5. EASEMENT FOR ACCESS AND USE OF STORAGE AREA (WHOLE OF LOT) 		
Surveyor's Reference: 41595 028		

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 5 sheet(s)
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EXECUTED BY The Council of the City of Sydney ABN 22 635 550 790 by its Attorney under Power of Attorney registered Book <u>4770</u> Number <u>70</u> in the presence of:  (Signature of Attorney) <u>KIRSTEN TARA MORRIN</u> (Name of Attorney) I certify that I am an eligible witness and that the delegate signed in my presence  (Signature of Witness) (Name of Witness) <u>HANNAH FRANCES REID</u> (Address of Witness) <u>456 KENT STREET, SYDNEY</u>		
Surveyor's Reference: 41595 028 [108400_3]		

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au



INFOTRACK PTY LIMITED
GPO BOX 4029
SYDNEY NSW 2001

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	INFOTRACK PTY LIMITED
Your reference:	37412666
Address of property:	8 Loftus Street , SYDNEY NSW 2000
Owner:	THE OWNERS - STRATA PLAN NO 102354
Description of land:	Lots 1-30 SP 102354, Lot 51 DP 1259000
Certificate No.:	2021303941
Certificate Date:	24/05/21
Receipt No:	0174312
Fee:	\$80.00
Paid:	24/05/21

Title information and description of land are provided from data supplied by the Valuer General and shown where available.

A handwritten signature in black ink, appearing to be 'EM' or similar, written over a horizontal line.

Issuing Officer
per **Monica Barone**
Chief Executive Officer

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

Sydney2030/Green/Global/Connected

**PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2000, CLAUSES (1) - (2).**

DEVELOPMENT CONTROLS

The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.

ZONING

Zone B8 Metropolitan Centre (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
- To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles such as public transport, walking or cycling.
- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

2 Permitted without consent

Nil

3 Permitted with consent

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Nil

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012
NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Amendment of Sydney Local Environmental Plan 2012 – Central Sydney

This Planning Proposal progresses key aims and objectives of the City of Sydney's Draft Central Sydney Planning Strategy. This is to be achieved by a range of amendments to Sydney Local Environmental Plan 2012 (the LEP).

Planning Proposal: Amendment of Sydney Local Environmental Plan 2012 – Open and Creative Planning Reforms

This planning proposal seeks a number of changes to the Sydney Local Environmental Plan 2012 (Sydney LEP 2012), and other relevant LEPs which aim to strengthen the city's cultural and night life and create a more diverse evening economy.

The planning proposal seeks to amend the following instruments: • Sydney Local Environmental Plan (LEP) 2012 • Sydney LEP 2005 • Sydney LEP (Green Square Town Centre) 2013 • Sydney LEP (Green Square Town Centre Stage 2) 2013 • Sydney LEP (Glebe Affordable Housing Project) 2011 • Sydney LEP (Harold Park) 2011 • South Sydney LEP 1998 • South Sydney LEP No. 114 (Southern Industrial and Rosebery/Zetland Planning Districts).

HERITAGE

State Heritage Register (Amendment To Heritage Act, 1977 Gazetted 2/4/99)

This property may be identified as being of state heritage significance, and entered on the State Heritage Register.

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on (02) 9873 8500 for an application form or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

State Environmental Planning Policy No. 55 – Remediation of Land

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):
Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2005 and State Environmental Planning Policy No. 60 where these apply.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

**State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes)
(Gazetted 31.05.02)**

The policy identifies that there is a need for affordable housing in the City of Sydney, describes the kinds of households for which affordable housing may be provided and makes a

requirement with respect to the imposition of conditions relating to the provision of affordable housing (provided other requirements under the Act are met).

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

State Environmental Planning Policy (State Significant Precincts) 2005

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

State Environmental Planning Policy (Infrastructure) 2007

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont, or on southern employment land.

State Environmental Planning Policy (Urban Renewal) 2010

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the state.

State Environmental Planning Policy (Coastal Management) 2018

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and

- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment: to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
E. P. & A. REGULATION, 2000. CLAUSES (2A) - (10)**

(2A) Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

This SEPP does not apply to the land.

(3) Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: All Exempt and Complying Development Codes: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Housing Code, Commercial and Industrial (New Buildings and Additions) Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the General Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity Code if because of the provisions of clause 1.17A, 1.18(1)(c3) & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a.or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	YES
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies to the General Housing Code & Low Rise Housing Diversity Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

Housing Alterations Code

Complying development under the Housing Alterations Code **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

Rural Housing Code

The Rural Housing Code does not apply to this Local Government Area.

General Development Code

Complying development under the General Development Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land **is not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land **is not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions:

- (a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and
- (b) The land **is not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

(7A) Flood related development controls information.

The development on this land or part of this land is subject to flood related development controls refer to Clause 7.15 of Sydney Local Environment Plan 2012 and Section 3.7 of Sydney Development Control Plan 2012.

(8) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

(9) Contribution plans

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

▪ Central Sydney Development Contributions Plan 2013 – in operation 9 th July 2013	YES
▪ City of Sydney Development Contributions Plan 2015 – in operation 1 st July 2016	NO
▪ Redfern Waterloo Authority Contributions Plan 2006 – In operation 16 th May 2007	NO
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biodiversity Conservation Act 2016

Not Applicable.

(10A) Native vegetation clearing set asides

Not Applicable.

(11) Bush fire prone land

The land has not been identified as Bush fire prone land.

(12) Property vegetation plans

Not Applicable.

(13) Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of an order which has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure, schools or TAFE establishments

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

The land to which the certificate relates is not subject to a valid site verification certificate of which Council is aware.

(20) Loose-fill asbestos insulation

Not Applicable

(21) Affected building notices and building product rectification orders

(1) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(2) (a) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(b) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(3) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) The land to which the certificate relates **is** the subject of a **site audit statement** within the meaning of that act, a copy of which has been provided to Council.

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

**PLANNING CERTIFICATE UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

PLANNING CERTIFICATE SECTION 10.7 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

The land the subject of this s10.7 (5) Certificate contains, or has contained, contaminants identified in one or more reports or records held by Council. Further information may be sought through the City's document access procedures.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps. Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

Construction Noise and View Loss Advice:

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

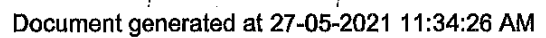
Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
8am – 6pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:

*Chief Executive Officer
City of Sydney
G.P.O. Box 1591
Sydney NSW 2000*

End of Document



Asset Information

Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)	225 PVC	Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to invert)	1.7	Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber		Sydney Water Heritage Site (please call 132 092 and ask for the Heritage Unit)	
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)	10.3		
Concrete Encased Section	Concrete Encased		
Terminal Maintenance Shaft	TMS		
Maintenance Shaft	MS		
Rodding Point	RP		
Lamp hole			
Vertical	VERT		
Pumping Station	SP0882		
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	200 PVC
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			

Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a Sewer service diagram.

Pipe Types

ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
PE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - O	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen Lined
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

Further Information

Please consult the Dial Before You Dig enquiries page on the Sydney Water website.

For general enquiries please call the Customer Contact Centre on 132 092

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

27 May 2021

Infotrack Pty Limited

Reference number: 8000747857

Property address: 2-10 Loftus St Sydney NSW 2000

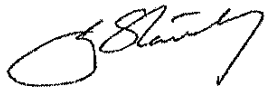
Sewer service diagram is not available

Unfortunately, we don't have a Sewer service diagram available for this property.

This may indicate that a diagram was never drawn, an inspection did not occur or that the relevant fees and charges were not paid to submit the diagram to NSW Fair Trading.

The fee you paid has been used to cover the cost of searching our records.

Yours sincerely



Greg Staveley
Manager Business Customers



Revenue

Enquiry ID	3492207
Agent ID	81429403
Issue Date	24 May 2021
Correspondence ID	1727047886
Your reference	37412666

INFOTRACK PTY LIMITED
DX Box 578
SYDNEY

Land Tax Certificate under section 47 of the *Land Tax Management Act, 1956*.

This information is based on data held by Revenue NSW.

Land ID	Land address	Taxable land value
S102354/8	Unit 302, 6 LOFTUS ST SYDNEY 2000	NOT AVAILABLE

There is **no land tax** (including surcharge land tax) charged on the land up to and including the 2021 tax year.

Yours sincerely,

Scott Johnston
Chief Commissioner of State Revenue

Important information

Who is protected by a clearance certificate?

A clearance certificate states whether there is any land tax (including surcharge land tax) owing on a property. The certificate protects a purchaser from outstanding land tax liability by a previous owner, however it does not provide protection to the owner of the land.

When is a certificate clear from land tax?

A certificate may be issued as 'clear' if:

- the land is not liable or is exempt from land tax
- the land tax has been paid
- Revenue NSW is satisfied payment of the tax is not at risk, or
- the owner of the land failed to lodge a land tax return when it was due, and the liability was not detected at the time the certificate was issued.

Note: A clear certificate does not mean that land tax was not payable, or that there is no land tax adjustment to be made on settlement if the contract for sale allows for it.

When is a certificate not clear from land tax?

Under section 47 of the *Land Tax Management Act 1956*, land tax is a charge on land owned in NSW at midnight on 31 December of each year. The charge applies from the taxing date and does not depend on the issue of a land tax assessment notice. Land tax is an annual tax so a new charge may occur on the taxing date each year.

How do I clear a certificate?

A charge is removed for this property when the outstanding land tax amount is processed and paid in full. Payment can be made during settlement via an accepted Electronic Lodgement Network or at an approved settlement room.

To determine the land tax amount payable, you must use one of the following approved supporting documents:

- Current year land tax assessment notice. This can only be used if the settlement date is no later than the first instalment date listed on the notice. If payment is made after this date interest may apply.
- Clearance quote or settlement letter which shows the amount to clear.

The charge on the land will be considered removed upon payment of the amount shown on these documents

How do I get an updated certificate?

A certificate can be updated by re-processing the certificate through your Client Service Provider (CSP), or online at www.revenue.nsw.gov.au.

Please allow sufficient time for any payment to be processed prior to requesting a new version of the clearance certificate.

Land value, tax rates and thresholds

The taxable land value shown on the clearance certificate is the value used by Revenue NSW when assessing land tax. Details on land tax rates and thresholds are available at www.revenue.nsw.gov.au.

Contact details



Read more about Land Tax and use our online service at www.revenue.nsw.gov.au



1300 139 816*



Phone enquiries

8:30 am - 5:00 pm, Mon. to Fri.

* Overseas customers call +61 2 7808 6906
Help in community languages is available.

GROUPDLA

INTERIM OCCUPATION CERTIFICATE

Issued under the Environmental Planning & Assessment Act 1979,
Sections 109C(1)(c), 109H and 109I and
Environmental Planning & Assessment Regulation 2000 – Part 8, Division 3

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C,
D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G,
D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K,
D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P,
D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55
Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

SITE DETAILS

Address	9 Young Street, 2-10 Loftus Street, 16-20 Loftus Street, 5010 Loftus Lane, 1A Loftus Lane, 4A Loftus Lane, SYDNEY NSW 2000
Lot No / DP.	Lot 1 DP 810463, Lot 1 DP 134760, Lot 2 DP 134760, Lot 3 DP 134760, Lot 4 DP 134760, Lot 501 DP 709624, Lot 1 DP 134861, Lot 31 DP 1258022, Lot 32 DP 1258022
Type of Building:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing
Description of the building	Stage 2 DA - Young and Loftus Street Precinct: Demolition of existing building and basement structures on each subject site, associated site remediation and excavation works, construction of 3 new mixed use buildings (Building A, B and C) between 9 and 13 storeys, construction of an integrated five level basement beneath Buildings B, C and Loftus Lane (including parking and loading areas, building service, storage and waste areas) and landscaping and public domain works to Loftus Lane and surrounds. The application is Integrated Development requiring approval from the NSW Office of Water under the Water Management Act 2000.
Portion or portions of building fit for occupation	Buildings A, B, C, excluding apartment C12.01 base-build works
BCA Classification:	2 – Residential; 5 – Office; 6 - Retail 7a – Carpark; 7b- Storage
Date of application	12/04/2021 Date application received: 12/04/2021

INFORMATION ATTACHED TO THIS DECISION

- ☒ Information relied upon in certificate determination – Schedule A
- ☒ Fire safety schedule
- ☒ Final / Interim fire safety certificate

ON BEHALF OF GROUPDLA, I HEREBY CERTIFY THAT:

- ☒ A current development consent has been granted for the development
- ☒ A current construction certificate has been issued with respect to the plans and specifications for the building
- ☒ I have taken into consideration the health and safety of the occupants of the building.
- ☒ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- ☒ A fire safety certificate has been issued for the relevant part of the building
- ☐ A fire safety certificate has been issued for the building
- ☒ A final report from the Commissioner of Fire Brigades has been considered

GROUPDLA

INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C,
D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G,
D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K,
D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P,
D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55
Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

CERTIFYING AUTHORITY

Name of Certifying Authority, Brett Clabburn

Signature



Accreditation Body & No NSW Fair Trading; BDC0064

Date of Endorsement 13/04/2021

GROUPDLA

INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

SCHEDULE A – INFORMATION RELIED UPON IN CERTIFICATE DETERMINATION

- Interim Occupation Certificate Application form issued by Michael Wheatley of AMP Capital Office and Industrial Pty Ltd, dated 12/04/2021
- Final Fire Safety Certificate issued by Guy Bell of Richard Crookes Constructions, dated 12/04/2021
- Installation Certificate for Mechanical Services issued by William Dale of ACES Pty Ltd, dated 22/07/2020
- E-mail correspondence regarding Site Audit Statement to satisfy of Condition 87(b) of D/2015/930, issued by Laura Sidhom of Richard Crookes Constructions, dated 02/02/2021
- Stormwater Drainage System Maintenance instructions – Periodic Maintenance issued by Planet Plumbing (NSW)
- E-mail correspondence confirming submission of Stormwater Drainage System Maintenance Instructions to City of Sydney Council issued by Laura Sidhom of Richard Crookes Constructions, dated 02/02/2021
- Subdivider/Developer Compliance Certificate issued by Matt Britton of Sydney Water, dated 08/01/2021
- Assessment Report Reference No. Review Letter FCO-2942, Revision A for Performance of TVC 30 and TVC 40 doorsets incorporating various face sheeting materials and 20-mm clearance between the bottom of the door leaf and non-combustible sill, prepared by Keith Nicholls of CSIRO Infrastructure Technologies, dated 10/11/2017
- Letter regarding Fire Safety Measures installed for the OC for Building A, B & C issued by Alistair Morrison of Arup, dated 01/03/2021
- Installation Certificate for Mechanical Fire Penetrations issued by William Dale of Air Conditioning Engineering Services Pty Ltd, dated 23/02/2021
- Assessment Report Reference No. FCO-3344, Revision C for Fire resistance of Kilargo IFD LL damper range in accordance with AS 1530.4-2014, prepared by Keith Nicholls of CSIRO Infrastructure Technologies, dated 24/08/2020
- Assessment Report Reference No. FCO-1579, Revision D for The fire resistance of Fyreflex sealant and Trwap/Fyrewrap protecting pipes and cables in accordance with AS 1530.4 – 2014 and AS 4072.1 – 2005 Amdt.1, prepared by Keith Nicholls and approved by Brett Roddy of CSIRO Infrastructure Technologies, dated 26/11/2020
- Fire Resistance Report Reference No. FRT190122, Revision R1.0 for Fire damper / Air transfer grille tested in accordance with AS 1530.4 – 2014, prepared by Kai Loh and approved by Mandeep Kamal of Warrington Fire, dated 24/06/2019
- Fire Assessment Report Reference No. FAR 4849, Issue 01, regarding Summary Assessment of the Fire Resistance of Fyrepex Sealant, prepared by G. Hare and approved by P. Chapman of Branz, dated 02/05/2018
- Fire Resistance Assessment Report Reference No. AR-F01.01 (PR0083) for Examination of Warringtonfire Australia fire test report RFT180323 R2.0, specimen B, prepared by M. Lewis of Resolute Testing Laboratories, dated 30/08/2019
- Fire Test Report Reference No. FP 6033 for Fire Resistance Test of pipes and cable penetrations in a 1 hour plasterboard wall, prepared by George Hare and approved by E. Soja of Branz, dated 19/09/2017
- Fire Test Report Reference No. FP 6372 for Fire Resistance Test of penetrations in a 75mm hebel powerpanel wall, prepared by George Hare and approved by E. Soja of Branz, dated 22/08/2018
- Report Reference No. FSP 0768 for Fire Resistance test on service penetrations through a Tyco Fyreset mortar issued by Garry E Collins of CSIRO Division of Building, Construction and Engineering, dated 15/08/2001
- Report Reference No. NI 0790 for Fyrechoke wall collar / Fyreplug pillows / FyreFlex fire protection systems IN 2 hour fire rated shaft wall, issued Fire Research Laboratories, dated 18/04/1990
- Report Reference No. NI 1189 for Fyrechoke fire protection systems in a 2-hour fire rated partition, issued Fire Research Laboratories, dated 15/03/1989

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C,
D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G,
D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K,
D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P,
D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55
Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
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- Report Reference No. NI 1989 for Metal pipe penetrations through a 90mm blockwall protected by Fyreflex, issued Fire Research Laboratories, dated 08/05/1989
- Test Report Reference No. A-13-816 for Fire Safety in the Built Environment, parped by Deon Wakefield and approved by Rick Fox of Fire Science Research Group, dated 10/05/2013
- Test Report Reference No. EWFA 48763900.1 for Fire-resistance test in accordance with AS 1530.4 – 2014 of TPS cables, metal pipes and Group A and B cable configurations protected by various protection systems penetrating a 128mm thick Boral Firestop plasterboard wall, prepared by Patrick Chan and approved by Steven Halliday of Exova Warrington Fire, dated 26/07/2017
- Test Report Reference No. EWFA 44715000.1 for Fire-resistance test in accordance with AS 1530.4 – 2014 of one pipe, six cable groups, one control joint, and one repair hole in 90mm thick fire resistant wall system protected with HB Fuller Firesound Sealant, prepared by Kai Loh and approved by Steven Halliday of Exova Warrington Fire, dated 23/01/2017
- Assessment Report Reference No. EWFA 27001-03 for The likely fire resistance performance of Cables and metal pipes when penetrating concrete floors and protected with HB-Fuller Firesound Sealant if tested in accordance with AS 1530.4-2014 and assessed in accordance with AS 4072.1-2005, prepared by K. G Nicholls and approved by D. Nicholls of Exova Warrington Fire, dated 11/03/2016
- Installation Certificate and associated Test Certificates for Fire Doors issued by Paul Ferian of Premium Doors Pty Ltd, dated 25/02/2021
- Fire Assessment Report Reference No. FAR 3932 Issue 2 for Fire Resisting of Snap Fire Systems Pty Ltd cast-in fire collars with a variety of pipe sizes and material types, issued by R. W Causer and approved by E. Soja of Branz, dated 29/10/2013
- Fire Test Report Reference No. FAR 4837 Issue 2 for Fire Resisting of pipe penetrations in a 150mm thick concrete slab, issued by R. W Causer and approved by P. Bano - Chapman of Branz, dated 30/10/2012
- Fire Test Report Reference No. FAR 4874 Issue 2 for Fire Resisting of pipe penetrations in a steel framed plasterboard wall, issued by R. W Causer and approved by P. Bano - Chapman of Branz, dated 30/10/2012
- Fire Test Report Reference No. FP 4428 for Fire resistance of pipe and service penetrations in concrete floor issued by R. W Causer and approved by P. Bano - Chapman of Branz, dated 31/05/2010
- Fire Assessment Report Reference No. FC10124-01 for Assessment of the fire resistance of snap metal retro collars applied to protecting penetrations in hebel with PCV pipes, prepared by P. C. R. Collier and approved by E. Soja of Branz, dated 24/10/2018
- Report Reference No. FSP 1577 for Fire resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Mario Lara and approved by Garry E Collins of CRISO – Materials Science and Engineering, dated 29/03/2013
- Report Reference No. FSP 1575 for Fire resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Mario Lara and approved by Garry E Collins of CRISO – Materials Science and Engineering, dated 22/03/2013
- Report Reference No. FSP 1564 for Fire resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Mario Lara and approved by Garry E Collins of CRISO – Materials Science and Engineering, dated 30/01/2013
- Test Report Reference No. FSP 1686, Revision B for Fire-resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Mario-Lara-Ledermann and approved by Brett Roddy of CSIRO Infrastructure Technologies, dated 06/08/2015
- Test Report Reference No. FSP 1696, Revision A for Fire-resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Mario-Lara-Ledermann and approved by Brett Roddy of CSIRO Infrastructure Technologies, dated 31/08/2015

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
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- Test Report Reference No. FSP 1807, Revision B for Fire-resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Chris Wojcik and approved by Brett Roddy of CSIRO Infrastructure Technologies, dated 23/03/2017
- Test Report Reference No. FSP 1360, for Fire-resistance test on fire collars protecting a plasterboard wall penetrated by services, prepared by Chris Wojcik and approved by Garry E Collins of CSIRO – Materials Science and Engineering, dated 31/07/2009
- Test Report Reference No. FSP 1576, for Fire-resistance test on fire collars protecting a concrete slab penetrated by services, prepared by Mario-Lara and approved by Garry E Collins of CSIRO – Materials Science and Engineering, dated 26/04/2013
- Test Report Reference No. A-15-1011A for The fire resistance performance of various penetrations being protected by various collars through a 75mm thick CSR Hebel® Powerpanel wall in accordance with AS1530.4:2005 and AS4072.1:2005, prepared by Johnny Tran and approved by Geoff Cox of Fire Science Research Group, dated 07/05/2019
- Test Report Reference No. A-14-879a for A fire test was conducted to determine the performance of various penetrations through a 75mm thick Hebel® PowerPanel wall, prepared by Johnny Tran and approved by Geoff Cox of Fire Science Research Group, dated 07/09/2015
- Regulatory Information Report Reference No. FAS180439, Revision R1.2 for Assessment of 75mm Hebel Wall penetrated by various services when tested in accordance with AS 1530.4-2014 and AS 4072.1-2005, prepared by Mahmoud Akl and approved by Omar Saad of Warrington Fire, dated 11/09/2019
- Assessment Report Reference No. 29592300, Revision R4.0 for The fire resistance performance of various pipe penetrations protected by Promat fire collars in walls and floors, prepared by Imran Ahamed and approved by Kjetil Pedersen of Warrington Fire, dated 21/06/2019
- Installation Certificate for Sound System and Intercom System for Emergency Purposes (SSISEP), issued by Geoff Milson of Algotech Fire Services, dated 22/02/2021
- Installation Certificate for Exit Signs & Emergency Lighting issued by Theo Theodorou of Dynamite Electrical P/L, dated 22/02/2021
- Installation Certificate for Fire Hose Reels issued by Anthony Alafaci of Planet Plumbing (NSW), dated 22/02/2021
- Installation Certificate for Fire Hydrants issued by Peter Woodworth of P&R Fire Services P/L, dated 22/02/2021
- Installation Certificate for Fire Rated Light Weight Construction – Fire Sprayed Ductwork in Basement 5-1 and on Ground Floor and Level 1 of Buildings A, B & C issued by William Dale of ACES P/L, dated 22/02/2021
- Installation Certificate for Fire Rated Light Weight Construction (Fire Rated Plasterboard, Fire Sprays and Intumescent Paints, Hebel), issued by issued by Shaoxing YU of Buildup Interior Pty Ltd, dated 22/02/2021
- Installation Certificate for Fire Rated Light Weight Construction (Fire Rated Plasterboard, Fire Sprays and Intumescent Paints, Hebel) – Speedpanel walling has been installed to Building C Kitchen Exhaust Riser Shafts form Levels 5-13, issued by issued by Brendan Addison of Favetti Pty Ltd, dated 22/02/2021
- Installation Certificate for Tested Systems from Promat, Trafalgar and Max Fire Protection Services, issued by issued by Leslie Li of Max Fire Protection Services, dated 23/02/2021
- Installation Certificate for Mechanical Services issued by William Dale of Air Conditioning Engineering Services Pty Ltd, dated 22/02/2021
- Installation Certificate for Fire Extinguishers issued by Peter Woodworth of P&R Fire Services P/L, dated 22/02/2021
- Installation Certificate for Smoke Alarm System (Residential) issued by Theo Theodorou of Dynamite Electrical P/L, dated 22/02/2021
- Installation Certificate for Access Panels, Doors and Hoppers to Fire Resisting Shafts issued by Shaoxing YU of Buildup Interior Pty Ltd, dated 22/02/2021

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

- Installation Certificate for Access Panels, Doors and Hoppers to Fire Resisting Shafts issued by Alex De Frontignac of Elephants Foot Waste Compactors Pty Ltd, dated 23/02/2021
- Installation Certificate for Access Panels, Doors and Hoppers to Fire Resisting Shafts issued by William Dale of ACES P/L, dated 22/02/2021
- Installation Certificate for Fail-Safe Devices installed on Automatic Sliding & Swinging Doors issued by Theo Theodorou of Dynamite Electrical P/L, dated 22/02/2021
- Installation Certificate for Fail-Safe Devices installed on Automatic Sliding & Swinging Doors / Windows issued by Warrick David of EBSA Pty Ltd, dated 22/02/2021
- Installation Certificate for Fail-Safe Devices installed on Automatic Sliding & Swinging Doors issued by Mark Swalles of Micos Aluminium Windows and Doors Pty Ltd, dated 22/02/2021
- Installation Certificate for Automatic Fire Detection and Alarm System issued by Theo Theodorou of Dynamite Electrical P/L, dated 22/02/2021
- Installation Certificate for Automatic Fire Detection and Alarm System, issued by Geoff Milson of Algotech Fire Services, dated 22/02/2021
- Installation Certificate for Building Occupants and Warning System, issued by Geoff Milson of Algotech Fire Services, dated 22/02/2021
- Group Number Classification Reference No. Branz FI 5994-TT for Smogra in accordance with AS ISO 9705-2003 issued by P. C. R Collier and approved by P. N. Whiting of Branz, dated 16/09/2019
- Engineering Evaluation Certificate Reference No. IGNS 6408-01 I03R02, issued by Benjamin Hughes-Brown of IGNIS, dated 17/06/2019
- Installation Certificate for Artificial Lighting issued by Theo Theodorou of Dynamite Electrical P/L, dated 22/02/2021
- Installation Certificate for General Electrical, Power and Wiring issued by Theo Theodorou of Dynamite Electrical P/L, dated 22/02/2021
- Installation Certificate for Glazing issued by Christopher Lyons of Award Architectural Aluminium, dated 22/02/2021
- Installation Certificate for Glazing issued by Mark Swalles of Micos Aluminium Windows and Doors Pty Ltd, dated 22/02/2021
- Installation Certificate for Plumbing, Drainage and Gas issued by Anthony Alafaci of Planet Plumbing (NSW), dated 22/02/2021
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Ben Amandar of Anjie Australia Pty Ltd, dated 23/02/2021
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Christopher Lyons of Award Architectural Aluminium, dated 22/02/2021
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Shaoxiong YU of Buildup Interior Pty Ltd, dated 22/02/2021
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Brendan Addison of Favetti Pty Ltd, dated 22/02/2021
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Mark Swalles of Micos Aluminium Windows and Doors Pty Ltd, dated 22/02/2021
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Yuanpeng Sun of VO Group Australia Pty Ltd, dated 22/02/2021
- Installation Certificate for Carpets to Bedrooms and Common Areas issued by Adrian Clegg of Southside Carpets Pty Ltd, dated 22/02/2021

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C,
D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G,
D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K,
D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P,
D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55
Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
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- Installation Certificate for Carpentry and Joinery issued by Eoin Daniels of Top Knot Carpentry and Joinery, dated 23/02/2021
- Certificate of Assessment No. 973 for Wool and Wool/Nylon Carpets issued by Alex Webb of CSIRO Infrastructure Technologies, dated 21/04/2020
- Test Report Reference No. 16-001543 for "Plank Floors Engineered Timber Flooring – Basso" Reaction to Fire issued by Michael A. Jackson of AWTa Product Testing, dated 12/04/2016
- Regulatory Information Report Reference No. 45982.12 for Fire Hazard properties of timber veneers on standard MDF and particleboard substrates in accordance with AS 5637.1-2015, prepared by T. Bhat and approved by O. Saad of Warrington Fire, dated 17/05/2019
- Letter confirming Condition 5 – Design Modifications Part (g)(i) & Part F: Inspections and Approvals and Condition 5B – Schedule of Conservations Works Part (a)(v), (b)(iv), (c)(iv) of Conditions of Development Consent D/2015/930/A through D/2015/930/S satisfied, issued by Tony Smith of City of Sydney Council, dated 05/03/2021
- Excavation Report – Results of Historical Archaeological Salvage Excavations prepared for AMP Capital and Richard Crookes Constructions on February 2021.
- Letter confirming that Condition 80(d) – Waste and Recycling Management (Residential) under DA D/2015/930/A through D/2015/930/S Satisfied, issued by Andrew Rees of City of Sydney Council, dated 04/03/2021
- Completion Certificate for Mechanical Ventilation issued by William Dale of Air Conditioning Engineering Services Pty Ltd, dated 26/02/2021
- Letter Confirming Condition 6 – Height of Building of D/2015/930/S satisfied, issued by Joseph Monardo of LTS, dated 24/02/2021
- Installation Certificate for Mechanical Ductwork (Rigid & Flexible) issued by William Dale of Air Conditioning Engineering Services Pty Ltd, dated 23/02/2021
- Landscaping O & M Manual, Revision 2 prepared by Chitra Shende of Fresh Landscapes Group, dated 03/03/2021
- Regulated Water System – Public Health Act 2010 – Notification of Installation or Change in Particulars form – Installation of Cooling System by Tony Marco of Hydro Chem, dated 13/01/2021, Declaration by Mike O'Neill of Richard Crookes Constructions, dated 08/03/2021
- Letter confirming receipt of notification for the registration of cooling towers, issued by Peter Harding of City of Sydney Council, dated 11/03/2021
- Compliance Certificate for Waste and Recycling Management issued by Mike O'Neill of Richard Crookes Constructions, dated 11/03/2021
- Assessment Report Reference No. FCO-1579, Revision D for The fire resistance of Fyreflex sealant and Twrap/Fyrewrap protecting pipes and cables in accordance with AS 1530.4-2014 and AS 4072.1-2005 Amdt 1, prepared by Keith Nicholls and approved by Brett Roddy of CSIRO Infrastructure Technologies, dated 26/11/2020
- Assessment Report Reference No. FCO-2719, Revision B for Fire resistance of Snap fire collars protecting Gaspex, Waterpex, Heatex and Chillpex pipe when tested in accordance with AS 1530.4-2014 and assessed in accordance with AS 4072.1-2005, prepared by Keith Nicholls and approved by Brett Roddy of CSIRO Infrastructure Technologies, dated 29/05/2020
- Installation Certificate for Automatic Fire Suppression System (Sprinklers) issued by Peter Woodworth of P&R Fire Services P/L, dated 11/03/2021
- Compliance Certificate Reference No. C1622 for Fyrehalt Fire Curtain issued by Alexander Munoz of Smoke Control, dated 24/02/2021
- Installation Certificate for Balustrade Construction issued by Yuanpeng Sun of VO Group Australia Pty Ltd, dated 22/02/2021
- Installation Certificate for Fire Shutters issued by Dejan Semenec of Easy Living Home Elevators, dated 12/03/2021

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

- Installation Certificate for Tactile Indicators issued by Leo Zhang of SupplyM8 International Pty Ltd, dated 09/03/2021
- Installation Certificate for Tactile Indicators issued by Thomas Deayton of Walmay Architectural Products Pty Ltd, dated 25/02/2021
- Installation Certificate for Lifts issued by Aaron Forshaw of Otis Elevator Company Pty Ltd, dated 12/03/2021
- Installation Certificate for Fire Alarm Monitoring System issued by Geoff Milson of Algotech Fire Services, dated 12/03/2021
- Installation Certificate for Fire Doors – Lifts issued by Aaron Forshaw of Otis Elevator Company Pty Ltd, dated 17/03/2021
- Installation Certificate for Weatherproofing (Wet Areas, Balconies to Building A, B & C and Basement Tank and Roof Membrane), issued by Anthony Gasparre of Bettertiles Contractors Pty Ltd, dated 18/03/2021
- Installation Certificate for Penetrations in Fire Rated Elements – Hydraulic Services, issued by Anthony Alafaci of Planet Plumbing (NSW), dated 15/03/2021
- Letter confirming Condition 25(bb) – Public Art of D/2015/930/A through D/2015/930/S Satisfied, issued by Andrew Rees of City of Sydney Council, dated 15/03/2021
- Dilapidation Report Reference No. 22939 R001, Revision 00, prepared by Sam Chernanko of ADG Engineers (Aust) Pty Ltd, dated 09/03/2021
- Dilapidation Report Reference No. 22939 R002, Revision 00, prepared by Sam Chernanko of ADG Engineers (Aust) Pty Ltd, dated 09/03/2021
- Post Demolition Dilapidation Inspection Report Reference No. 818037.1, prepared by Greenplus Property Services, dated 14/01/2019
- E-mail correspondence confirming file uploaded via File Share link to City of Sydney Council, issued by Andrew Slocombe of Architectural Images, dated 26/02/2021
- Compliance Certificate regarding Acoustics issued by Glen Campbell of Acoustic Logic Consultancy Pty Ltd, dated 18/03/2021
- Report Reference No. WFRA F91611 for Fire Resistance Test in accordance with AS 1530.4-1990 and AS 4072.1-1992 as appropriate on three uPVC pipe penetrations and a uPVC Electrical Conduit penetration through a concrete slab, prepared by M. C. Hui and approved by J. P England of Warrington Fire Research Group, dated 21/04/1995
- Installation Certificate for Penetrations in fire rated elements – Electrical and Communications Services, issued by Theo Theodorou of Dynamite Electrical Pty Ltd, dated 15/03/2021
- Letter confirming that all Austral Bricks products are not deemed combustible, issued by Austral Bricks (NSW) Pty Ltd, dated 26/03/2021
- Installation Certificate and associated test certificates for Floor Linings to Ramps & Staircases to achieve Slip Ratings issued by Moustapha Krayem of Sam The Paving Man, dated 17/03/2021
- Installation Certificate for Floor Linings to Ramps & Staircases to achieve Slip Ratings issued by Thomas Deayton of Walmay Architectural Products Pty Ltd, dated 25/02/2021
- Test Report Reference No. R7701.1 for Slip Check to AS 4586-2013 – 400 Series, issued by Ryan Voorderhake of Safe Environments Pty Ltd, dated 16/03/2018
- Installation Certificate for Internal Linings (Wall, Ceiling, Doors, Carpentry & Associated Works), issued by Shaxiong YU of Buildup Interior Pty Ltd, dated 26/03/2021
- Fire Assessment Report Reference No. FAS190252, Revision R11.0, for CSR Gyprock plasterboard and CSR Cemintel fibre cement products assessed with Group Numbers, prepared by Hon Wong and approved by Mahmoud Akl of Warrington Fire, dated 11/08/2020
- Installation Certificate for Penetrations in fire rated elements – Wet and Dry Fire Services, issued by Peter Woodworth of P&R Fire Services Pty Ltd, dated 29/03/2021

GROUPDLA

INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
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- Installation Certificate for Floor Linings to Ramps & Staircases to achieve slip ratings, issued by Anthony Gasparre of Bettertiles Contracting Pty Ltd, dated 01/04/2021
- Accessibility Occupancy Certificate issued by Jeremy Tagle of Morris Goding Access Consulting, dated 01/04/2021
- Letter confirming Condition 5 – Design Modifications Part (g)(i), Condition 5B – Schedule of Conservations Works Parts (a)(v), (b)(iv), (c)(iv), Condition 19 – Heritage Interpretations Plan – Non Standard Part (e) and Condition 22 – Use of Heritage Consultant – Major Development – Party (d) satisfied, issued by Tony Smith of City of Sydney Council, dated 01/04/2021
- Compliance Certificate for Landscape Architecture – Green Roofs Submission C23 issued by Kate Luckraft of ASPECT Studios Pty Ltd, dated 26/03/2021
- Compliance Certificate for Landscape Architecture – Site Landscaping Submission C24 issued by Kate Luckraft of ASPECT Studios Pty Ltd, dated 26/03/2021
- Letter confirming that any damage to public way has been identified and rectified issued by Guy Bell of Richard Crookes Constructions Pty Ltd, dated 26/03/2021
- Compliance Certificate for Energy Efficiency – Hydraulics issued by Anthony Alafaci of Planet Plumbing NSW Pty Ltd, dated 08/03/2021
- Compliance Certificate for Lighting Design – Public Domain Lighting issued by Rebecca Cadorin of Arup Pty Ltd, dated 29/03/2021
- Drawing No. B01, Title: Precinct Illuminance – Installed, Issue 2, prepared by Arup, dated 29/03/2021
- Compliance Certificate for Construction of Building A, B & C issued by Paul Siewert of SCP, dated 06/04/2021
- Compliance Certificate for Design issued by Marcus Lewin of SJB Architects, dated 06/04/2021
- Design Certificate – Design Quality Verification Statement issued by Helen Stumbaum of Silvester Fuller, dated 22/03/2021
- Architectural Design Certificate issued by Melissa Bright of Studio Bright, dated 06/04/2021
- Installation Certificate for Stair Nosings Strip (Dry Surfaces) – P3, issued by George Kouetsios of Grantee Pty Ltd, dated 06/04/2021
- Letter regarding ESD Compliance and associated referenced certificates issued by Guy Bell of Richard Crookes Constructions Pty Ltd, dated 26/03/2021
- Letter confirming that removed, serviceable stone kerbs have been re-installed, issued by Guy Bell of Richard Crooked Constructions Pty Ltd, dated 09/04/2021
- Final Penetration Report Reference No. 110647 – Revision r2, prepared by Joshua Yeap and approved by Stuart Boyce of BCA Logic, dated 12/04/2021
- Assessment Report Reference No. FAR 1929 for Assessment of the Fire Resistance of Pyropanel Fire Doorsets with variations to construction, issued by M E Godkin and S J Thurston of Branz, dated 25/02/2003
- E-mail correspondence regarding Site Audit Statement for the two heritage buildings to satisfy DA Conditions D/2015/930 – Condition 35 & D/2016/1194A – Condition 41, issued by Daniel Howe of Richard Crookes Constructions, 22/12/2020
- WNSW Site Auditor Scheme – Site Audit Statement issued by Kylie Lloyd of Zoic Environmental Pty Ltd, dated 20/10/2020
- Site Audit Report Reference No. 17176 SAR KJL186-3 Final, prepared by Alex Ructtinger and Michael Dunbavan of Zoic, dated 29/10/2020
- E-mail correspondence regarding Photographic Archival Recording issued by Keira Kucharska of Urbis Pty Ltd, dated 22/12/2020

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INTERIM OCCUPATION CERTIFICATE (continued)

**DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C,
D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G,
D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K,
D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P,
D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55
Modification, S4.55 Modification D/2015/930/S**

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- Report regarding Photographic Archival D/2015/928 Phase One & Two, Revision 04, issued by Urbis Pty Ltd, dated 22/12/2020
- E-mail correspondence regarding Photographic Archival Recording issued by Amy Douglas of City of Sydney Council, dated 12/01/2021
- Letter confirming Condition 14 – Photographic Archival Documentation (Major Works) Satisfied, issued by Andrew Rees of City of Sydney Council, dated 12/01/2021
- Surveyors Certificate Reference No. 41595 032 issued by Joseph Monardo of LTS, dated 16/03/2021
- Letter confirming Measured Environmental Plan Gross Floor Area, issued by Joseph Monardo of LTS, dated 18/03/2021
- Letter confirming Condition 67 – Section 116 of the Roads Act, Condition 68 – Loftus Lane South and Condition 69 – Shared Zoned have been satisfied, issued by Andrew Rees of City of Sydney Council, dated 15/06/2020

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335

ePlanning Ref No. CFT-19609

FIRE SAFETY CERTIFICATE AND FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard / BCA Clause(s)	Installed Fire Safety Measures
Access panels, doors & hoppers to fire resisting shafts	AS 1530.4 – 2014, C3.13	<input checked="" type="checkbox"/>
Automatic fail safe devices	C3.8, D2.21, Spec C3.4, AS1670.1-2015, AS2118.1-2017	<input checked="" type="checkbox"/>
Automatic fire detection & alarm systems	AS 1670.1 – 2015, Spec E2.2a & E2.2b Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Automatic fire suppression systems	AS 2118.1 – 2017, AS2118.6-2012, Spec E1.5 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Building occupant warning system	AS 1670.1 – 2015, AS 2118.1 – 2017, E2.2, E1.5	<input checked="" type="checkbox"/>
Emergency lifts	AS 1735.2 – 2001, E3.4	<input checked="" type="checkbox"/>
Emergency lighting	AS 2293.1 – 2005, E4.2, E4.4	<input checked="" type="checkbox"/>
Exit signs	AS 2293.1 – 2005, E4.5, NSW E4.6 & E4.8 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Fire alarm monitoring system	AS 1670.3 – 2004, Spec E2.2, Spec E1.5	<input checked="" type="checkbox"/>
Fire control centres and rooms	E1.8, Spec E1.8 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Fire dampers	AS 1668.1 – 2015, Spec E2.2a	<input checked="" type="checkbox"/>
Fire doors	AS 1735.11 – 1986, AS 1905.1 – 2015, C2.12, C3.4, C3.5, C3.6, C3.8 Spec C3.4, C3.10 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Fire hose reel systems	AS 2441 – 2005, E1.4 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Fire hydrant systems	AS 2419.1 – 2005, E1.3 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Fire seals (protecting openings in fire resisting components of the building)	AS 4072.1 – 2005, AS 1530.4 – 2005, AS 1038.15 – 1995, C3.12, C3.13, C3.15	<input checked="" type="checkbox"/>
Fire Shutters	AS 1905.2 – 2005, Spec C3.4 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Fire Curtain (Between Block A-G)	Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Mechanical air handling systems	AS/NZS 1668.1 – 2015, AS 1668.2 – 2012 E2.2, Spec E2.2a, Spec E2.2b	<input checked="" type="checkbox"/>
Portable fire extinguishers & fire blankets	AS 2444 – 2001, E1.6	<input checked="" type="checkbox"/>
Smoke dampers	AS 1668.1 – 2015, C3.15, E2.2	<input checked="" type="checkbox"/>

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

Fire Safety Measure	Standard / BCA Clause(s)	Installed Fire Safety Measures
Smoke alarm system (Residential)	AS 3786 – 2014, Spec E2.2 ^a Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Sound systems and intercom systems for emergency procedures	AS 1670.4 – 2015, E4.9	<input checked="" type="checkbox"/>
Wall wetting sprinklers & drencher systems	AS 2118.1 – 2017, C3.2, C3.4 Refer to Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021	<input checked="" type="checkbox"/>
Warning and operational signs	C3.6, E3.3, D2.23 & Spec E1.8	
Other Measures:		<input checked="" type="checkbox"/>
Paths of Travel	D1.6,	<input checked="" type="checkbox"/>
Alternative Solution Report No. 239059-00, Rev L, issued by ARUP, dated 15 February 2021. Building A: <ul style="list-style-type: none">- Openings within 3m of the site boundary and within 6m of the far boundary- Extended travel distance to a single exit at level 1 and the roof terrace- Reduced slab depth in localised areas- Reduction of FRLs at Ground and Level 1 retail units- Drainage plenum connecting the basement levels of Building A- Pedestrian link at Basement level joins two buildings- Reduced egress width in rooftop communal area- Fire-isolated exists discharge past unprotected openings- Discontinuous travel to a fire isolated exit- Location of fire hydrant booster facilities, protection and internal hydrants- Omission of fire hose reel coverage to the ground floor waste rooms- Omission of sprinklers to service cupboards and shower cubicles- Plantroom doors from the water meter room open directly into fire-isolated stair- Sprinkler standard adopted- Awnings not tested to AS 1530.1- Omission of Sprinklers to Ground Level Awnings- Services passing between basements of buildings within the Loftus Lane Precinct.	<input checked="" type="checkbox"/>	

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C,
D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G,
D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K,
D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P,
D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55
Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

Fire Safety Measure	Standard / BCA Clause(s)	Installed Fire Safety Measures
<ul style="list-style-type: none"> - Omission of fire hose reel coverage to retail tenancies. - Radial clearance around booster valves meets requirements of AS 2419.1-2017 rather than AS 2419.1-2005 - NBN cables passing between residential common corridor / service riser and SOUs <p>Building B:</p> <ul style="list-style-type: none"> - Protection of opening within 3m of the site boundary. - Extended travel distance to a single exit or point of choice within residential levels - Extended travel distances to a single exit point of choice within the basement level 1 - Distance between alternative exists is less than 9 m - Distance between alternative exits in basement level 3 is up to 70 m in lieu of 60m - Reduced slab depth in localised areas - Drainage plenum connecting all levels within the car park - Reduction of FRLs at ground and level retail units - FRL reduction of the separating elements of the B1 waste and storage rooms - Non-compliant shaft enclosures - Non-fire rated enclosure to top of stair shaft - Single exits serving retail and residential areas - Fire-isolated exits discharge past unprotected opening - Discharge of fire isolated stairs - Hydrant pump room is accessed via an airlock - Omission of fire hose reel coverage to the basement level waste room - Location of fire hydrant booster facilities, protection and internal hydrants - Omission of sprinklers and access to the sprinkler valves - Basement stair pressurisation system - Omission of zone smoke control to ground level and level 1 - Sprinkler standard adopted. - Omission of Sprinklers to Ground Level Awnings. 		

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335
ePlanning Ref No. CFT-19609

Fire Safety Measure	Standard / BCA Clause(s)	Installed Fire Safety Measures
<ul style="list-style-type: none"> - Services passing between basements of buildings within the Loftus Lane Precinct. - Omission of fire hose reel coverage to retail tenancies. - Reduced sprinkler coverage to basement car park spaces. - Radial clearance around booster valves meets requirements of AS2419.1-2017 rather than AS2419.1-2005. - NBN cables passing between residential common corridor / service riser and SOUs <p>Building C:</p> <ul style="list-style-type: none"> - Protection of openings within 3m of the site boundary - Extended travel distances to a single exit or point of choice within residential levels - Distance between alternative exits is less than 9m - Distance between alternative exits in basement Level 3 is up to 70 in lieu of 60m - Extended travel distances to a single exit or point of choice within the basement level 1 - Room opening into a fire-isolated stair - Reduced slab depth in localised areas - Drainage plenum connecting all levels within the car park - Reduction of FRL's at Ground and Level 1 retail units - Single exits serving retail and plant areas - Fire-isolated exits discharge past unprotected openings - Discontinuous travel to a fire isolated exit - Discharge of fire isolated stairs - Fire Hydrant location - Location of fire hydrant booster facilities, protection and internal hydrants - Hydrant pump room is accessed via an airlock - Omission of fire hose reel coverage to the Basement waste rooms - Omission of sprinklers to service cupboards and shower cubicles - Location of fire control centre - Reduced stair pressurisation performance at Level 12 		

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INTERIM OCCUPATION CERTIFICATE (continued)

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Certificate No. GDL – 150335

ePlanning Ref No. CFT-19609

Fire Safety Measure	Standard / BCA Clause(s)	Installed Fire Safety Measures
<ul style="list-style-type: none"> - Omission of zone smoke control to Levels 00 to 04 - Omission of emergency lifts to Level 1 retail tenancies - Sprinkler standard adopted. - Omission of Sprinklers to Ground Level Awnings <ul style="list-style-type: none"> - Services passing between basements of buildings within the Loftus Lane Precinct. - Omission of fire hose reel coverage to retail tenancies. - Radial clearance around booster valves meets requirements of AS2419.1-2017 rather than AS2419.1-2005 - Reduced sprinkler coverage to basement car park spaces. - NBN cables passing between residential common corridor / service riser and SOUs 		
<p>Fire Engineering Report Reference No. 19267-R01, Issue 2, prepared by Innova Services, dated 27/08/2019.</p> <p>The external walls of the subject development will comprise of combustible building elements. This includes;</p> <ul style="list-style-type: none"> - Sarking material - Window gaskets - Sealants <p>Thermal Breaks</p>		<input checked="" type="checkbox"/>

GROUPDLA

13/04/2021

AMP Capital
Attention: Michael Wheatley
Level 7, 33 Alfred Street
Sydney NSW 2000

Project Address: 9 Young Street, 2-10 Loftus Street, 16-20 Loftus Street, 5010 Loftus Lane, 1A Loftus Lane, 4A Loftus Lane , SYDNEY NSW 2000

Job Reference No.: GDL - 150335

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

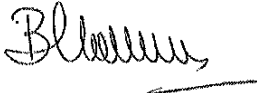
Interim Occupation Certificate No: GDL - 150335

I am pleased to forward your Interim Occupation Certificate for this project.

A copy has been forwarded to Council on your behalf.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned.

Yours sincerely



Brett Clabburn
Director

GROUPDLA

13/04/2021

The General Manager
Sydney City Council
GPO Box 1591
Sydney NSW 2001

Attention: Records Department

Project Address: 9 Young Street, 2-10 Loftus Street, 16-20 Loftus Street, 5010 Loftus Lane, 1A Loftus Lane, 4A Loftus Lane, SYDNEY NSW 2000

Job Reference No.: GDL - 150335

DA No. D/2015/930, D/2015/930/A, D/2015/930/B, D/2015/930/C, D/2015/930/D, D/2015/930/E, D/2015/930/F, D/2015/930/G, D/2015/930/H & D/2015/930/I, D/2015/930/J, D/2015/930/K, D/2015/930/L, D/2015/930/N, D/2015/930/O, D/2015/930/P, D/2015/930/Q, S4.55 Modification D/2015/930/R, S4.55 Modification, S4.55 Modification D/2015/930/S

Interim Occupation Certificate No: GDL - 150335

Please find attached a copy of the Interim Occupation Certificate together with copies of the information relied upon, for your records.

Please also find enclosed cheque payable to Council for the appropriate certificate registration fee.

Please send a receipt to our address below, noting the certificate number **GDL - 150335**.

Please contact this office should you have any queries regarding this matter.

Yours sincerely



Brett Claburn
Director

GROUPDLA

Mandatory Critical Stage Inspection Summary Report (CSI)

Type of Critical Stage Inspection		Please indicate date of inspection carried out for this project	
		Date	Name & Accreditation No.
<input checked="" type="checkbox"/>	Pre-Commencement Inspection	13/12/17	Brett Clabburn BDC0064
<input checked="" type="checkbox"/>	After excavation for, and prior to the placement of any footings	14/2/18	Brett Clabburn BDC0064
<input type="checkbox"/>	Prior to pouring any in-situ reinforce concrete building element		
<input type="checkbox"/>	Prior to covering of the framework for any floor, wall, roof or other building element		
<input checked="" type="checkbox"/>	Prior to covering waterproofing in any wet areas (only 10% for Class 2, 3 & 4 buildings)	10/1/20	Brett Clabburn BDC0064
<input checked="" type="checkbox"/>	Prior to covering any stormwater drainage connections	10/1/20	Brett Clabburn BDC0064
<input checked="" type="checkbox"/>	After the building work has been completed and prior to any occupation certificates being issued in relation to the building	12/04/2021	Brett Clabburn BDC0064

SITE DETAILS	
Address:	9 Young Street, 2-10 Loftus Street, 16-20 Loftus Street, 5010 Loftus Lane, 1A Loftus Lane, 4A Loftus Lane, SYDNEY NSW 2000
DA No.: D/2015/930, D/2015/930/E, D/2015/930/D, D/2015/930/C, D/2015/930/B, D/2015/930/A	CC No. GD150335, GDL - 150335.1, GDL - 150335.2, GDL - 150335.3, GDL - 150335.4, GDL - 150335.5, GDL - 150335.6, GDL - 150335.7, GDL - 150335.8, GDL 150335.9

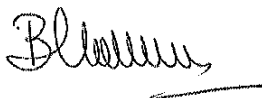
RECORD OF INSPECTION	
Inspection by other Accredited Certifier: (if not PCA)	Name of Accredited Certifier: Brett Clabburn
	Accreditation No.: BDC0064
	Has Report by Accredited Certifier been attached? (Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>)
Was work carried out satisfactorily?	(Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>)
Notes:	

MISSED INSPECTION	
Was Inspection missed due to "unavoidable circumstances"?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what are the unavoidable circumstances?
Principal Contractor	Name: Richard Crookes Constructions, Daniel Howe
	Tel: 0448 749 189
Was all of the works for each stage carried out satisfactorily?	(Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>)
Evidence of compliance received:	
Notes:	

Name of PCA:

Brett Clabburn

Signature of PCA



Date: 13/04/2021

Accreditation Number:

BDC0064