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STRATA PLAN 84689
SUGAR DOCK
4 DISTILLERY DRIVE AND 25 BOWMAN STREET, PYRMONT
REGISTERED BY-LAWS

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Part A – Use and occupation of lots

1 By-law 1. Residential use

- 1.1** Conditions in the Development Consent require that the use of the development must be for Residential Development only.

Note: Residential Development is defined in the Dictionary to these by-laws.

- 1.2** The Owners Corporation must provide a certificate certifying that all residential lots are either owner occupied or are subject to leases under the Residential Tenancies Act 1987 every 12 months as required by conditions of the Development Consent.
- 1.3** An owner or occupier of a lot must, on written request by the Owners Corporation, provide the Owners Corporation with written notice, in the form reasonably required by Council and by the Owners Corporation, confirming compliance with the conditions of the Development Consent as they are set out in this by-law.
- 1.4** Subject to the Management Regulations, no more than two adult people may occupy any bedroom and no bedroom may contain more than two beds. This excludes children's beds, cots and bassinets.
- 1.5** Use of rooms for sleeping accommodation, other than rooms designated on the plans approved by the Development Consent as bedrooms is prohibited.

2 By-law 2. Leasing of residential lots

- 2.1** Owners must ensure that:
- (a)** any letting of any lot is recorded under the terms of a residential lease under the *Residential Tenancies Act, 1987*;
 - (b)** any leasing agent is made aware of the restriction imposed under the Development consent as disclosed in by-law 1;
 - (c)** all reasonable endeavours are taken to ensure compliance with by-law 1; and
 - (d)** a copy of these by-laws, as registered is attached to any residential lease entered into (this is a requirement of the *Residential Tenancies Act, 1987*).
- 2.2** An owner or occupier of a lot must notify the Owners Corporation of any lease of the lot, including the name and contact details of the tenant and/or managing agent, within 21 days of the commencement of the lease.

Part B – Control and enjoyment of lots and common property

3 By-law 3. Keeping of animals

- 3.1** The provisions of by-law 19.1 to 19.5 of the Community Management Statement apply to the keeping of animals within Jacksons Landing. The power of the Community Association to approve pets in strata buildings has been delegated by the Community Association to the relevant Owners Corporations. These are set out (as delegated or amended) in the following subparagraphs.
- 3.2** An Owner or occupier of a lot may keep an animal (other than an Excluded Dog) on the lot with the prior written approval of the Owners Corporation.

- 3.3** If an owner or occupier is permitted under these by-laws to keep an animal then the owner or occupier must:
- (a)** keep the animal within the confines of the lot; and
 - (b)** supervise the animal when on any part of the common property or the Community Association land; and
 - (c)** take any action that is necessary to clean up all areas of the lot, the common property or the Community Association land that is soiled by the animal; and
 - (d)** not allow the animal into the Recreational Facilities.
- 3.4** The owner or occupier of a lot is liable to the owners and occupiers of other lots and each other person lawfully on the common property or Community Association land for:
- (a)** any noise which is disturbing to an extent which is unreasonable; and
 - (b)** for any damage to or loss of property or injury to any person caused by the animal.
- 3.5** This by-law:
- (a)** applies to any owner, occupier or visitor to the Building or the Community Association land;
 - (b)** does not prevent the keeping of an assistance animal within the meaning of the *Disability Discrimination Act 1992* (Cth); and
 - (c)** does not allow an Excluded Dog to be kept or brought onto any lot or Community Association land or common property.
- 3.6** Where owners or occupiers are in continuing breach of this by-law, the Owners Corporation may withdraw its consent for the keeping of the animal.

4 By-law 4. Smoking restrictions

- 4.1** Owners and occupiers and their visitors are not permitted to smoke tobacco or other substances on common property or on balconies and courtyards attached to any lot.
- 4.2** Owners and occupiers and their visitors must not allow tobacco smoke or smoke from other substances to drift outside of their apartments in a way that is likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or a person lawfully using common property.

5 By-law 5. Noise

- 5.1** An owner or occupier of a lot, or an invitee of an owner or occupier, must not create any noise on the lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

6 By-law 6. Cleaning windows, doors and fences

- 6.1** An owner or occupier of a lot must keep clean all glass in windows and doors on the boundary of the lot, and fences, including so much as is common property, if those windows, doors and fences can be safely accessed by the owner or occupier from within his or her own lot.
- 6.2** The Owners Corporation is responsible for the regular cleaning of all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

7 By-law 7. Waste disposal

- 7.1** An owner or occupier of a lot must not deposit or throw Waste on the common property, other than in accordance with these by-laws, except with the written approval of the Owners Corporation.
- 7.2** The strata scheme has shared receptacles for Waste including garbage and recyclable material.

Owners or occupiers must:

- (a)** ensure that before garbage is placed in the garbage chute, garbage is securely wrapped; and
 - (b)** in the case of recyclable material, ensure that the material is separated and prepared in accordance with the applicable recycling guidelines specified by the Owners Corporation within each garbage room; and
 - (c)** comply with Owners Corporation guidelines for the disposal of large items of Waste which cannot be accommodated in the garbage chute or recycling receptacles; and
 - (d)** promptly remove any thing which the owner or occupier may have dropped or spilled in the receptacle area and must clean up all spillage.
- 7.3** An owner or occupier of a lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy or “flushable” wipes).

The Owners Corporation may give directions for the purposes of this by-law by posting signs on the common property with instructions for handling Waste that are consistent with the Council’s requirements or by giving notices to owners and occupiers of lots.

8 By-law 8. Appearance of lot

- 8.1** An owner or occupier of a lot must not, without the written consent of the Owners Corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the Building.
- 8.2** An owner or occupier of a lot must not hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the Building.
- 8.3** An owner or occupier must not erect advertising, flags or other signs on common property or within the Building in a way that can be viewed outside the Building except with the consent of the Owners Corporation. This restriction applies to materials advertising that a lot is for sale or for lease.

9 By-law 9. Maintenance of balconies

- 9.1** An owner or occupier must keep all internal gardens and balconies clean, tidy and well maintained.
- 9.2** An owner or occupier must not keep or provide sources of food for birds, animals or pests on balconies or in garden areas.
- 9.3** When watering plants, washing windows or balconies an owner or occupier must ensure that the water does not go on to common property or another lot.
- 9.4** If there are planter boxes on or within a balcony of a lot an owner or occupier must properly maintain the soil in the planter boxes.

10 By-law 10. Screens, furniture and possessions on balconies

- 10.1** Balconies within the Building are not to be enclosed by any screens, blinds, wind-breaks, awnings, wind or sunscreens or similar structures located on or within the balcony areas or fixed to the outside face of the balconies, doors or windows without the written consent of the Owners Corporation and the Council. This by-law is imposed as a condition of the Development Consent for the Building and therefore, it cannot be repealed or modified without the consent of the Council. This condition excludes any screens or shutters installed under the Development Consent.
- 10.2** Owners and occupiers of roof top balconies must not install umbrellas, shade structures or any other devices that protrude above the rooftop ridgeline. This by-law is imposed as a condition of the Development Consent for the Building. Therefore, it cannot be repealed or modified without the consent of the Council. This condition excludes any screens or shutters installed under the Development Consent.
- 10.3** Owners and occupiers of lots must ensure that any furniture, possessions and other items on balconies and courtyards are secured or safely stored in order to prevent any item from blowing away or falling from the balcony or courtyard, including without limitation:
 - (a)** any umbrellas must be weighted at the base;
 - (b)** umbrellas must never be left up when balcony or terrace is not in use or in high winds; and
 - (c)** all portable items (towels, toys, and utensils) should be removed or stored securely when the balcony or courtyard is not in use.
- 10.4** Owners and occupiers are responsible for any damage or loss occasioned by items falling from balconies or courtyards attached to their lots.

11 By-law 11. Curtains and window treatments

- 11.1** Any curtain, blind, shutter or other treatment in a window or door, which faces public or common areas, must have a white coloured backing.
- 11.2** No glass window or door which faces public or common areas or which leads to a balcony that faces public or common areas may be treated with window tinting or any other similar treatment.

12 By-law 12. Works carried out by owners

12.1 An owner of a lot must not carry out work to common property in connection with the owner's lot unless:

- (a)** the work comprises Cosmetic Work; or
- (b)** the work comprises Minor Renovations and has been approved by the Owners Corporation at general meeting or by resolution of the strata committee; or
- (c)** the work comprises any other work that is authorised by a by-law made under s 108 of the Management Act or a common property rights by-law, and has been approved by special resolution at a general meeting.

Note: Cosmetic Work and Minor Renovations are defined in the Dictionary to these by-laws.

12.2 In accordance with s 110(6) of the Management Act, the Owners Corporation has delegated its functions for determining approvals of Minor renovations to the strata committee.

12.3 Before obtaining the approval of the Owners Corporation, an owner of a lot must make an application on the form prescribed from time to time by the Owners Corporation with details of the proposed Minor renovations to the Owners Corporation, including the following:

- (a)** details of the work, including copies of any plans,
- (b)** duration and times of the work,
- (c)** details of the persons carrying out the work, including qualifications to carry out the work,
- (d)** arrangements to manage any resulting rubbish or debris.

12.4 The strata committee or the Owners Corporation in general meeting may impose such conditions for the carrying out of Minor renovations or other work as it thinks fit, including the payment of a refundable bond of up to \$5000, with the amount to be determined by the strata committee acting reasonably.

12.5 The Owners Corporation is entitled to apply any bond paid towards the cost of cleaning or repair of any damage to common property caused by the works and must refund the bond or any part of it when the Owners Corporation is satisfied that the works are complete and any conditions of approval have been complied with.

12.6 An owner of a lot must ensure that:

- (a)** any damage caused to any part of the common property or to any other lot by the carrying out of Cosmetic works or Minor renovations by or on behalf of the owner is repaired as soon as practicable after the damage is incurred, and
- (b)** the Cosmetic works or Minor renovations and any repairs are carried out in a competent and proper manner.

12.7 Any Cosmetic works or Minor renovations are:

- (a)** To be undertaken at the cost of the owner; and
- (b)** With the exception of the following works, are to remain the owner's fixture:

- (i) any locking or other safety device for protection of the owner's lot against intruders;
 - (ii) any screen or locking device to prevent entry of animals or insects on the lot;
 - (iii) any structure or device to prevent harm to children.
- 12.8** In accordance with s 106(3) of the Management Act, the Owners Corporation has determined that:
- (a) it is inappropriate for it to maintain, renew, replace or repair common property altered by Cosmetic works or Minor renovations, and
 - (b) such work will not affect the safety of the Building, a structure or common property or detract from the appearance of any common property in the Building.

13 By-law 13. Floor Coverings

- 13.1** An owner or occupier of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- 13.2** If an owner proposes to replace a floor covering within an owner's lot with material other than carpet, the minimum noise transmission to be achieved for the floor covering must be the standard prescribed at the time of installation of the new flooring by the City of Sydney or the 5-star rating set by the Australian Association of Acoustical Consultants, whichever is the higher standard.
- 13.3** An owner proposing to change any flooring within a lot must:
- (a) make an application to the Owners Corporation, on the form prescribed from time to time, for approval to change the flooring, which will not be unreasonably withheld, provided the application contains sufficient information (by way of plans, specifications, scope of works or any other documents considered necessary by the Owners Corporation) to enable the Owners Corporation to satisfy itself that the requirements of this by-law regarding noise transmission will be satisfied;
 - (b) ensure any acoustic testing undertaken must be applied directly across the slab in the intended rooms within the unit and reflected in the report.
 - (c) following installation of the flooring, provide the Owners Corporation with an acoustic report signed by an acoustic engineer or other appropriately qualified person who has inspected the completed flooring and certifies that this by-law has been complied with.
- 13.4** If a certificate is not provided to the Owners Corporation within 3 months of a request by the Owners Corporation that the certification be provided or if the Owners Corporation receives any complaint regarding noise from the flooring from an adjoining lot, the Owners Corporation may, by notice in writing require the owner to replace the flooring with carpet laid over heavy duty underlay. An owner served with a notice from the Owners Corporation must comply with the notice within 3 months of service of that notice and provide evidence to the Owners Corporation of such compliance.
- 13.5** If the carpet in a lot has been replaced with another type of flooring, the owner must maintain the new flooring in a state of good and serviceable repair and must renew or

replace when necessary to maintain the standard prescribed by by-law 13.2 at the time of installation.

- 13.6** This by-law does not apply to floor space comprising a laundry, kitchen, lavatory or bathroom unless the location of such room is also proposed to be altered from its original location at the date of registration of the strata plan.

14 By-law 14. Preservation of fire safety

- 14.1** The owner or occupier of a lot must not do anything or permit any invitees of the owner or occupier to do anything on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

15 By-law 15. Storage of inflammable liquids and other substances and materials

- 15.1** An owner or occupier of a lot must not, except with the approval in writing of the Owners Corporation, use or store any inflammable chemical, liquid or gas or other inflammable material within the lot or on the common property.
- 15.2** This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

Part C – Car parking areas

16 By-law 16. Vehicles on common property

- 16.1** An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the Owners Corporation or as permitted by signage authorised by the Owners Corporation or Building Management Committee. Without limitation, this includes designated visitor parking and loading docks.

17 By-law 17. Use of Car Parking Spaces

- 17.1** On-site car parking spaces, except spaces allocated for visitors and service vehicles (i.e. the loading dock), must only be used by occupants of the Building. Owners and occupiers are not permitted to lease, licence or transfer ownership of any car parking space to any person other than an occupant of the Building. This by-law is imposed as a condition of the Development Consent for the Building. It cannot be repealed or modified without the consent of the Council.
- 17.2** An owner or occupier of a lot may not use any power point located within the car parking space attached to his or her lot (if any) to power any electrical equipment on a continuing basis. Owners or occupiers may only use these power sources for small appliances and on a short-term basis.
- 17.3** The Owners Corporation has the right to use any power source located within a lot provided that use is for a power source for small appliances and on a short term basis.

17.4 The Owners Corporation has the right to disconnect any power source used by an owner or occupier in contravention of by-law 17.2.

17.5 An owner or occupier of a lot may only use a car space that is part of their lot (if any) for the purposes of parking a vehicle and for storage of personal effects in a storage container approved in writing by the Owners Corporation. Storage of personal effects in car spaces other than in an approved storage container is prohibited.

18 By-law 18. Visitor parking

18.1 Owners or occupiers must not park cars in designated visitor parking spaces or in loading docks. Visitor car parking spaces can only be used by Permitted Persons for a period of up to 24 hours or such other period as determined by the Owners Corporation or the Building Management Committee.

18.2 The visitor car parking spaces on Level B5 of the Building can only be used by Permitted Persons associated with Sugar Dock or Silk.

18.3 The visitor car parking spaces on Level B1 of the Building can only be used by Permitted Persons associated with Sugar Dock, Stonecutters or Knox on Bowman.

19 By-law 19. Car Wash Bay

19.1 Owners or occupiers may use the Car Wash Bay only for the purpose of washing vehicles and animals permitted under by-law 3.

19.2 When using the Car Wash Bay, an owner or occupier must:

- (a)** not unreasonably obstruct the use of the Car Wash Bay by other owners and occupiers
- (b)** not leave the vehicle parked in the Car Wash Bay for any longer than is reasonably necessary for washing the vehicle;
- (c)** turn off all taps used; and
- (d)** leave the Car Wash Bay clean and tidy.

20 By-law 20. Storage of Bicycles

20.1 Bicycles may be brought into the common access areas of the car park and stored in areas designated by the Owners Corporation for such purpose or within a car park lot or storage container attached to the lot.

20.2 An owner or occupier must not permit any bicycle to be brought into or stored in any part of the common property including the foyer, lifts, stairwells, hallways, garden areas, walkways, balconies or other parts of the common property, except as permitted in by law 20.1.

Part D - Management and use of common property

21 By-law 21. Obstruction of common property

- 21.1** An owner or occupier of a lot must not use any part of the common property for their own purposes, except with the approval of the Owners Corporation or pursuant to a by-law in force.
- 21.2** An owner or occupier of a lot must not obstruct lawful use of common property by any person.
- 21.3** An owners or occupiers must not place furniture, store personal effects or affix decoration to doors (for example in corridors adjacent to lots on Common Property). This is because they may be a fire hazard and may impede emergency evacuation.

22 By-law 22. Damage to lawns and plants on common property

- 22.1** An owner or occupier of a lot must not:
 - (a)** damage any lawn, garden, tree, shrub, plant or flower being part of situated on common property; or
 - (b)** use any portion of the common property for private purposes as a garden.

23 By-law 23. Damage to common property

- 23.1** An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the approval in writing of the Owners Corporation. An approval given by the Owners Corporation under by-law 23.1 cannot authorise any additions to the common property.
- 23.2** Windows of a lot or on common property more than 2 metres above the ground surface, or external surface below the window, must not be altered in any way including, but not limited to, removal of any safety device that restricts the opening of the window to less than 125 millimetres or any action that would affect the outward pressure resistance of the window.
- 23.3** All main entrance doors to lots are fire rated. Fire regulations forbid installation of security screen doors to these main entrance doors.
- 23.4** By-law 23.3 does not prevent an owner or person authorised by an owner from installing:
 - (a)** any locking or other safety device for protection of the owner's lot against intruders, or
 - (b)** any screen or other device to prevent entry of animals or insects on the lot, or
 - (c)** any structure or device to prevent harm to children, in accordance with by-law 12 and by-laws 23.5 and 23.6.
- 23.5** Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the Building.

23.6 Despite section 106 of the Management Act, the owner of lot must:

- (a)** maintain and keep in a state of good and serviceable repair any installation or structure referred to in by-law 23.3 and 23.4 that forms part of the common property and that services the lot; and
- (b)** repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in by-law 23.4 that forms part of the common property and that services the lot.

24 By-law 24. Moving furniture and other objects through common property

24.1 An owner or occupier of a lot must not transport any furniture or large object through common property within the Building unless sufficient notice has first been given to the Resident Services Manager, 45 Bowman Street, Pyrmont, so as to enable a representative to be present at the time when the owner or occupier does so.

24.2 An owner or occupier must comply with any rules or policy adopted by the Owners Corporation under by-law 30 for moving in or moving out of the Building, including the payment of a non-refundable fee of \$167.20 (or such other amount as fixed by the rules from time to time) to cover security costs and a refundable deposit bond of \$300 (or such other amount as fixed by the rules from time to time) for the purposes of repair of any damage to common property during a move.

25 By-law 25. Behaviour of owners, occupiers and invitees

25.1 An owner or occupier of a lot, when on common property, must be adequately clothed and must not make noise, use offensive language or behave in a manner likely to cause offence or embarrassment or interfere with the peaceful enjoyment to the owner or occupier of another lot or any person lawfully using the common property.

25.2 An owner or occupier must not consume alcohol (except as authorised by the Owners Corporation) or engage in any illegal behaviour while on common property.

25.3 An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier comply with this by-law.

26 By-law 26. Children playing on common property

26.1 Any child for whom an owner or occupier of a lot is responsible may play on any area of the common property that is designated by the Owners Corporation as part of the Recreational Facilities, but may only use an area designated for swimming while under adult supervision.

26.2 An owner or occupier of a lot must not permit any child for whom the owner or occupier is responsible unless accompanied by an adult exercising effective control to play on common property that is a car parking area or other area of possible danger or hazard to children.

27 By-law 27. Common Property Memorandum

27.1 The Common Property Memorandum contained at Annexure “A” to this by-law is adopted except where modified by this by-law and any other exclusive use or common property by-law or by-law authorising the alteration or addition to the common property.

(a) Air conditioning

27.2 Where air conditioning has been installed in a lot at the commencement of the scheme, the Owners Corporation owns the Air Conditioning Equipment installed in a lot, located on the roof of the Building and on or in the other common areas and connected to or within any lot.

27.3 Subject to by-law 27.4, the Owners Corporation:

- (a)** must maintain replace or repair the Air Conditioning Equipment as necessary;
- (b)** bears the sole responsibility of insuring the Air Conditioning Equipment;
- (c)** must comply with the requirements of any competent authority regarding the operation of the Air Conditioning Equipment; and
- (d)** must repair damage to common property or the property of lot owners caused by exercising rights or complying with obligations under this by-law or when removing, replacing or repairing any Air Conditioning Equipment.

27.4 Owners are solely responsible for:

- (a)** the cost of changing filters in Air Conditioning Equipment located within lots; and
- (b)** the repair of Air Conditioning Equipment located within lots where the lot owner or occupier has failed to grant access for maintenance and repair under by-law 27.3 for more than 12 months.

27.5 The Owners Corporation must enter into a service agreement with a reputable company for the servicing, maintenance and repair of the Air Conditioning Equipment. The cost of insurance and servicing of the Air Conditioning Equipment will be included in the Building budget and covered by strata levies.

27.6 Air conditioning is to be individually metered to each lot and lot owners individually bear power costs according to their level of usage of the air conditioning.

(b) Lifts within lots

27.7 The servicing, repair, maintenance or replacement of any lift that exclusively serves one lot in the Building is the sole responsibility of the owner of that lot. Those owners must keep any such lift properly maintained and serviced at all times.

27.8 Any owner in breach of this by-law is responsible for any damage to his or her lot, or any other lot or common property caused by his or her failure or neglect.

- (c) Swimming pools within lots
- 27.9** The servicing, repair, maintenance or replacement of any swimming pool that exclusively serves one lot in the Building is the sole responsibility of the owner of that lot. Those owners must keep any such swimming pool properly maintained and serviced at all times.
- 27.10** Any owner in breach of this by-law is responsible for any damage to his or her lot, or any other lot or common property caused by failure or neglect of the owner.
- (d) Rooftop Louver Systems – Exclusive use
- 27.11** The owner of the time being of each of lots 127, 128, 129 and 130 has exclusive use and enjoyment of that part of the Louver System located within the lot.
- 27.12** Subject to by-law 27.13, each owner is solely responsible for the cleaning, repair, maintenance and replacement of the Louver System forming part of the lot.
- 27.13** The Louver Panel must be treated as follows:
- (a) each of the Louver Panels is fixed open to allow sunlight and moisture onto the various planter boxes located beneath (and within the relevant lot).
 - (b) the owners for the time being of the relevant lots must share equally the costs of cleaning, repair, maintenance and replacement of the Louver Panel.
- (e) Rooftop Davit points
- 27.14** Davit points may be located within lots 11, 12, 13, 15, 127, 128, 129 and 130 for the purpose of lowering window cleaning equipment down the outside of the Building, which the Owners Corporation is responsible for maintaining.
- 27.15** The owners and occupiers for the time being of lots 11, 12, 13, 15, 127, 128, 129 and 130 must allow access to the Owners Corporation, its agents, employees or contractors to the rooftop balcony areas of their lots for the purpose of carrying out building maintenance and window cleaning to other parts of the Building. The Owners Corporation, via the strata committee or strata managing agent must, except in the case of an emergency, endeavour to give reasonable notice and make an appointment for any required access.
- (f) Key Safes
- 27.16** Subject to the provisions of this by-law, each owner may install a Key Safe within the common property fire hose reel cupboard located on the same level as the lot concerned.

- 27.17** An owner proposing to install a Key Safe in accordance with this by law must make an application in writing, on the form prescribed from time to time, to the Owners Corporation for consent and include in the application:
- (a)** the make and type of Key Safe to be installed;
 - (b)** the precise location within the common property fire hose reel cupboard where the Key Safe is to be installed; and
 - (c)** the details of the installer of the Key Safe.
- 27.18** The Owners Corporation may refuse consent to the installation of a Key Safe in its absolute discretion.
- 27.19** The Key Safe is to remain a fixture of the lot and each owner is solely responsible for the cleaning, repair, maintenance and replacement of a Key Safe appurtenant to the owner's lot. The Owners Corporation may direct the carrying out of such cleaning, repair, maintenance and replacement.
- 27.20** The Key Safe is only to be used by permanent residents of the lot concerned in accordance with by-laws 1 and 2 and not for the purposes of facilitating short term letting of apartments.
- 27.21** If an owner installs a Key Safe without consent or fails to comply with by-law 27.19 or 27.20, the Owners Corporation may remove the Key Safe and make good the common property. Any costs incurred in doing so may be recovered as a debt from the owner concerned.

Annexure A to by-law 27

Common property memorandum

Owners corporation responsibilities for maintenance, repair or replacement

1. Balcony and courtyards	<ul style="list-style-type: none">(a) columns and railings(b) doors, windows and walls (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)(c) balcony ceilings (including painting)(d) security doors, other than those installed by an owner after registration of the strata plan(e) original tiles and associated waterproofing, affixed at the time of registration of the strata plan(f) common wall fencing, shown as a thick line on the strata plan(g) dividing fences on a boundary of the strata parcel that adjoin neighbouring land(h) awnings within common property outside the cubic space of a balcony or courtyard(i) walls of planter boxes shown by a thick line on the strata plan(j) that part of a tree which exists within common property
2. Ceiling/Roof	<ul style="list-style-type: none">(a) false ceilings installed at the time of registration of the strata plan (other than painting, which shall be the lot owner's responsibility)(b) plastered ceilings and vermiculite ceilings (other than painting, which shall be the lot owner's responsibility)(c) guttering(d) membranes
3. Electrical	<ul style="list-style-type: none">(a) air conditioning systems serving more than one lot(b) automatic garage door opener, other than those installed by an owner after the registration of the strata plan and not including any related remote controller(c) fuses and fuse board in meter room(d) intercom handset and wiring serving more than one lot(e) electrical wiring serving more than one lot(f) light fittings serving more than one lot(g) power point sockets serving more than one lot(h) smoke detectors whether connected to the fire board in the building or not (and other fire safety equipment subject to the regulations made under <i>Environmental Planning and Assessment Act 1979</i>)(i) telephone, television, internet and cable wiring within common property walls(j) television aerial, satellite dish, or cable or internet wiring serving more than one lot, regardless of whether it is contained within any lot or on common property(k) lifts and lift operating systems
4. Entrance door	<ul style="list-style-type: none">(a) original door lock or its subsequent replacement(b) entrance door to a lot including all door furniture and automatic

	<p>closer</p> <p>(c) security doors, other than those installed by an owner after registration of the strata plan</p>
5. Floor	<p>(a) original floorboards or parquet flooring affixed to common property floors</p> <p>(b) mezzanines and stairs within lots, if shown as a separate level in the strata plan</p> <p>(c) original floor tiles and associated waterproofing affixed to common property floors at the time of registration of the strata plan</p> <p>(d) sound proofing floor base (eg magnesite), but not including any sound proofing installed by an owner after the registration of the strata plan</p>
6. General	<p>(a) common property walls</p> <p>(b) the slab dividing two storeys of the same lot, or one storey from an open space roof area eg. a townhouse or villa (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)</p> <p>(c) any door in a common property wall (including all original door furniture)</p> <p>(d) skirting boards, architraves and cornices on common property walls (other than painting which shall be the lot owner's responsibility)</p> <p>(e) original tiles and associated waterproofing affixed to the common property walls at the time of registration of the strata plan</p> <p>(f) ducting cover or structure covering a service that serves more than one lot or the common property</p> <p>(g) ducting for the purposes of carrying pipes servicing more than one lot</p> <p>(h) exhaust fans outside the lot</p> <p>(i) hot water service located outside of the boundary of any lot or where that service serves more than one lot</p> <p>(j) letter boxes within common property</p> <p>(k) swimming pool and associated equipment</p> <p>(l) gym equipment</p>
7. Parking / Garage	<p>(a) carports, other than those within the cubic space of a lot and referred to in the strata plan, or which have been installed by an owner after registration of the strata plan</p> <p>(b) electric garage door opener (motor and device) including automatic opening mechanism which serves more than one lot</p> <p>(c) garage doors, hinge mechanism and lock, if shown by a thick line on the strata plan or if outside the cubic space of the lot</p> <p>(d) mesh between parking spaces, if shown by a thick line on the strata plan</p>
8. Plumbing	<p>(a) floor drain or sewer in common property</p> <p>(b) pipes within common property wall, floor or ceiling</p> <p>(c) main stopcock to unit</p>

	(d) storm water and on-site detention systems below ground
9. Windows	(a) windows in common property walls, including window furniture, sash cord and window seal (b) insect-screens, other than those installed by an owner after the registration of the strata plan (c) original lock or other lock if subsequently replacement by the owners corporation

Lot owner responsibilities for maintenance, repair or replacement

1. Balcony and courtyards	(a) awnings, decks, pergola, privacy screen, louvres, retaining walls, planter walls, steps or other structures within the cubic space of a balcony or courtyard and not shown as common property on the strata plan (b) that part of a tree within the cubic space of a lot
2. Ceiling/Roof	(a) false ceilings inside the lot installed by an owner after the registration of the strata plan
3. Electrical	(a) air conditioning systems, whether inside or outside of a lot, which serve only that lot (b) fuses and fuse boards within the lot and serving only that lot (c) in-sink food waste disposal systems and water filtration systems (d) electrical wiring in non-common property walls within a lot and serving only that lot (e) light fittings, light switches and power point sockets within the lot serving only that lot (f) telephone, television, internet and cable wiring within non-common property walls and serving only that lot (g) telephone, television, internet and cable service and connection sockets (h) intercom handsets serving one lot and associated wiring located within non-common walls
4. Entrance door	(a) door locks additional to the original lock (or subsequent replacement of the original lock) (b) keys, security cards and access passes
5. Floor	(a) floor tiles and any associated waterproofing affixed by an owner after the registration of the strata plan (b) lacquer and staining on surface of floorboards or parquet flooring (c) internal carpeting and floor coverings, unfixed floating floors (d) mezzanines and stairs within lots that are not shown or referred to in the strata plan
6. General	(a) internal (non-common property) walls (b) paintwork inside the lot (including ceiling and entrance door) (c) built-in wardrobes, cupboards, shelving (d) dishwasher

	<ul style="list-style-type: none"> (e) stove (f) washing machine and clothes dryer (g) hot water service exclusive to a single lot (whether inside or outside of the cubic space of that lot) (h) internal doors (including door furniture) (i) skirting boards and architraves on non-common property walls (j) tiles and associated waterproofing affixed to non-common property walls (k) letterbox within a lot (l) pavers installed within the lot's boundaries (m) ducting cover or structure covering a service that serves a single lot
7. Parking / Garage	<ul style="list-style-type: none"> (a) garage door remote controller (b) garage doors, hinge mechanism and lock where the lot boundary is shown as a thin line on the strata plan and the door is inside the lot boundary (c) light fittings inside the lot where the light is used exclusively for the lot (d) mesh between parking spaces where shown as a thin line, dotted line or no line on the strata plan (this will be treated as a dividing fence to which the <i>Dividing Fences Act 1991</i> applies)
8. Plumbing	<ul style="list-style-type: none"> (a) pipes, downstream of any stopcock, only serving that lot and not within any common property wall (b) pipes and 'S' bend beneath sink, laundry tub or hand basin (c) sink, laundry tub and hand basin (d) toilet bowl and cistern (e) bath (f) shower screen (g) bathroom cabinet and mirror (h) taps and any associated hardware
9. Windows	<ul style="list-style-type: none"> (a) window cleaning – interior and exterior surfaces (other than those which cannot safely be accessed by the lot owner or occupier) (b) locks additional to the original (or any lock replaced by an owner) (c) window lock keys

28 By-law 28. Recreational Facilities

28.1 Owners and occupiers must comply with rules for the use of the Recreational Facilities as adopted in the Strata Management Statement or as amended by the Building Management Committee from time to time.

29 By-law 29. Bathroom facilities within the common property

29.1 Bathroom facilities are provided for use in connection with use of the Recreational Facilities and must not be used for any other purpose.

30 By-law 30. Rules and policies

30.1 The Owners Corporation at a general meeting may make, amend and at any time add to rules and policies for the control, management, operation, use and enjoyment of the common property and the parcel, including, but not limited to:

- (a)** Rules and policies for moving in or out of the Building including the payment of a non-refundable fee to cover security costs up to \$200 and a refundable deposit bond of up to \$350 for the purposes of repair of any damage to common property during a move;
- (b)** Rules for the carrying out of works by owners to common property in connection with the owner's lot, including standard conditions of approval; and
- (c)** Policies for the types of storage containers that may be approved for use in a car parking area attached to a lot; and
- (d)** Policies for the provision of Security Keys.

30.2 The rules and policies must be consistent with these by-laws. To the extent that any rule is inconsistent with these by-laws or the requirements of any competent authority, the by-laws or requirements of the authority prevail.

30.3 The rules and policies bind owners, occupiers and mortgagee in possession of a lot.

Part E – Security, Community Management and Strata Management

31 By-law 31. Security keys

31.1 The Owners Corporation may restrict access to the Building or parts of the Building by means of Security Keys.

31.2 The Owners Corporation must make Security Keys available to:

- (a)** owners; and
- (b)** persons authorised by the Owners Corporation.

31.3 The Security Keys provided to persons under by-law 31.2 need only:

- (a)** provide access to the parts of the Building that those persons are entitled to access; and
- (b)** be provided in the proportions determined by a rule made under by-law 30.

31.4 The strata committee, acting reasonably, may revoke access to part of the common property of the Building, other than the lot occupied by the person, in the event of breach of the relevant by-law or rules made under by-law 28 or 30.

- 31.5** The Owners Corporation may charge a reasonable fee for a Security Key required by an owner of a lot.
- 31.6** An owner of a lot must exercise a high degree of caution and responsibility in making a Security Key available for use by any occupier of a lot and must use all reasonable endeavours including an appropriate stipulation in any lease or licence of a lot to the occupier to ensure the return of the Security Key to the owner or the Owners Corporation.
- 31.7** A person to whom a Security Key is made available must:
- (a)** not duplicate or copy the Security Key;
 - (b)** immediately notify the Owners Corporation if the Security Key is lost, stolen or misplaced;
 - (c)** when requested by the Owners Corporation, immediately return the Security Key to the Owners Corporation; and
 - (d)** take all reasonable steps to safeguard the Security Key against loss, damage or theft.

32 By-law 32. Strata Management Statement

- 32.1** 32.1. In addition to these by-laws an owner or occupier of a lot must comply with the terms of the Strata Management Statement in respect of the Building, which governs, among other things the use of the Recreational Facilities and shared facilities such as car parking areas, security procedures for the Building and building management.
- 32.2** If there is an inconsistency between these by-laws and the Strata Management Statement, the terms of the Strata Management Statement prevail.
- 32.3** If a building manager is appointed to manage the Building or other parts of the development of which the Building forms part, owners and occupiers of lots must comply with reasonable directions of the building manager in the administration of these by-laws and of the Strata Management Statement.

33 By-law 33. Community Management Statement

- 33.1** The Community Management Statement contains by-laws which affect the Strata Scheme including:
- (a)** rights and obligations of owners and occupiers;
 - (b)** rights and obligations of the Community Association and the Owners Corporation;
 - (c)** the keeping of animals;
 - (d)** behaviour on Community Property and common property;
 - (e)** garbage collection;
 - (f)** carrying out building works; and
 - (g)** security.

Note: Community Management Statement is defined in the Dictionary to these by-laws.

- 33.2** An owner or occupier must comply with the Community Management Statement
- 33.3** A breach of by-laws contained in the Community Management Statement amounts to a breach of these by-laws.

33.4 Nothing in these by-laws allows an owner or occupier to do something that is prohibited or regulated by the Community Management Statement.

34 By-law 34. Architectural Standards and Landscape Standards

34.1 Under the Community Management Statement:

- (a)** the Community Association may prescribe architectural standards and landscape standards in relation to the Community Scheme; and
- (b)** the Owners Corporation may prescribe architectural standards and landscape standards in relation to the strata scheme.

34.2 Owners and occupiers must comply with architectural and landscape standards.

Part F - Dictionary

35 By-law 35. Definitions

35.1 A word used, but not defined in these by-laws, has the same meaning given to it as in the Management Act.

35.2 Unless otherwise defined in these by-laws, defined terms have the same meaning as in the Strata Management Statement and the Community Management Statement.

35.3 In these by-laws:

Air Conditioning Equipment means an air conditioner inside a lot or on the roof of the Building and includes air conditioning plant and equipment; pipes, wires, cables, vents and ducts servicing air conditioning plant and equipment, but excludes filters.

Building means the building at 4 Distillery Drive, Pyrmont and 25 Bowman Street, Pyrmont, comprising a residential apartment building with basement car parking, known as “Sugar Dock”.

Building Management Committee means the Building Management Committee appointed under the Strata Management Statement for Sugar Dock, Stonecutters, Silk and Knox on Bowman.

Community Management Statement means the Jacksons Landing Community Management Statement registered with DP270215 as amended from time to time.

Cosmetic work means any work to common property in connection with the owner’s lot comprising:

- (a)** installing or replacing hooks, nails or screws for hanging paintings and other things on walls;
- (b)** installing or replacing handrails;
- (c)** painting;
- (d)** filling minor holes and cracks in internal walls;
- (e)** laying carpet;
- (f)** installing or replacing built-in wardrobes or shelving;

- (g) installing or replacing internal blinds and curtains;
- (h) installing audio or audio-visual equipment to the inter-allotment ceilings, in places designated on the plans by the original owner;
- (i) installing any locking or other safety device for protection of the owner's lot against intruders;
- (j) any screen or other device to prevent entry of animals or insects on the lot;
- (k) any structure or device to prevent harm to children; and
- (l) any other work prescribed by the Regulations for the purposes of s 109 of the Management Act.

Car Wash Bay means the designated area within the basement of Silk's parcel on level B4 for washing vehicles.

Community Property means property owned by Jackson's Landing Community Association, being Lot 1 DP 270215.

Council means the Council of the City of Sydney.

Development Consent means the development consent No. 241-07-04 or any modification of that consent.

Excluded Dog has the same meaning as in the Community Management Statement, which is:

- (a) Pit Bull terrier;
- (b) American Pit Bull terrier;
- (c) Dogo argentino;
- (d) Fila Breazileiro;
- (e) Japanese Tosa;
- (f) any other outcross;
- (g) any dog prohibited from importation into Australia by the Commonwealth Government;
- (h) an unregistered or dangerous dog under the Companion Animals Act 1998.

Key Safe means a small storage unit of a make and type approved by the Owners Corporation designed for the purposes of storing private keys to an apartment.

Knox on Bowman means the building located at 35 Bowman Street, Pyrmont (Strata Plan 76418).

Louver Panel means the panel that covers the joint boundary of lots 127 and 128 and the joint boundary of lots 129 and 130.

Louver System means the common property automated louver system that forms a roof over part of the rooftop balconies of lots 127, 128, 129 and 130 and includes the Louver Panel, all wiring, switching, machinery, plant and equipment that services each Louver System.

Management Act means the Strata Schemes Management Act, 2015 as amended from time to time.

Management Regulations means the Strata Schemes Management Regulation 2016 and, if amended, repealed or replaced, any amending or replacing regulation.

Minor renovations means any work to common property in connection with the owner's lot including, but not limited to:

- (a) renovating a kitchen that does not involve the relocation of pipes or services;
- (b) changing recessed light fittings;
- (c) installing or replacing wood or other hard floors (subject to by-law 13);
- (d) installing or replacing wiring or cabling or power or access points;
- (e) work involving reconfiguring non-structural walls;
- (f) renovating a bathroom that does not involve relocation of pipes or services or waterproofing; and
- (g) any other work prescribed by the regulations for the purposes of s 110 of the Management Act and that is not Cosmetic work as prescribed by s 109 of the Management Act or work falling within s 110(7) of the Management Act.

Owners Corporation means the Owners Corporation formed on registration of the strata scheme for the Building.

Permitted Person means a person on the parcel with the express or implied consent of the Owners Corporation or an owner or occupier.

Recreational Facilities means the gymnasium, swimming pool and steam room constructed within the Sugar Dock and Silk parcels.

Residential Development means the use of land for permanent accommodation, but does not include the use of land for a hotel, hostel, serviced apartments backpacker accommodation, apartment hotel, tourist accommodation or the like.

Regulations means the Strata Schemes Management Regulations, 2016, as amended from time to time.

Security Key means an electronic card, fob or button used to access common property in the Building, Recreational Facilities and Community Property.

Stonecutters means the building at 5 Tambua Street, Pyrmont (Strata Plan 82306).

Strata Management Statement means the Strata Management Statement registered with Strata Plan 76418 as amended from time to time.

Silk means the building at 2 Distillery Drive, Pyrmont (Strata Plan 86806).

Sugar Dock means the Building.

Vehicle includes the following (and any combination of them):

- (a) a motor vehicle, trailer, bicycle, motorised wheelchair, each as defined by the Road Rules, 2008; and
- (b) a boat, a caravan or other towable item.

Waste has the same meaning as in the Protection of the Environment Operations Act, 1997 and, without limitation, includes garbage and recyclable material.

Special By-Law 1 Authorisation of Building Works in Lot 109 & Lot 110

(1) Grant of Special Privilege and Exclusive Use Right

On the conditions set out in this by-law the owners for the time being (referred to in this by-law as the "Owners") of lot 109 and lot 110 (the "Lots") shall have a special privilege in respect of the common property to carry out building works to refurbish the Lots and to keep such building works and a right of exclusive use and enjoyment of that part of the common property affected by the building and refurbishment works incorporating:

- (a) Works to install an access door between lot 109 and lot 110 including;
 - (i) removal of part of the shared wall between lot 109 and lot 110 to create an opening; and
 - (ii) installation of a fire rated door with automatic door closer, fire seal and fire rated door jamb, and all ancillary fixtures and fittings;

all as depicted on the drawings and plans attached to and forming part of this by-law at Annexure A ("Plans")

(2) Definitions

For the purposes of this by-law:

"**Council**" means City of Sydney Council and any successor;

"**Utility Services**" means any service associated with plumbing, electrical, gas or telecommunications services (including cable television) which are effectively as reconfigured following the passage of this by-law;

"**Works**" means all of the building works described in clause 1 and all works incidental thereto.

Where any word or phrase has a defined meaning in or for the purposes of the Strata Schemes Management Act 2015, that word or phrase has the same meaning in this by-law.

(3) Conditions

3.1 Prior to Undertaking Works

Prior to undertaking the Works the Owners must obtain and provide to the Owners Corporation:

- (a)** any required approval of Council for the performance of the Works; and
- (b)** a certificate of currency of the insurance policy or policies of the contractor carrying out the Works which is effected with a reputable insurance company reasonably satisfactory to the Owners Corporation for:
 - i.** contractor's all risk insurance incorporating public liability insurance in an amount of not less than \$20,000,000;
 - ii.** any insurance required in respect of the Works under section 92 of the Home Building Act 1989; and
 - iii.** workers' compensation in accordance with applicable legislation; and
- (c)** if required by the strata committee, the opinion of a structural engineer (reasonably acceptable to the strata committee):
 - (i)** to the effect that if the Works are carried out in a good and workmanlike manner substantially in accordance with the description in clause 1 and the Plans, the Works will not adversely affect the structural integrity of the building or any part thereof; and
 - (ii)** in respect to the fire rating of the Works.

3.2 Performance of Works

In carrying out the Works, the Owners (including any contractor involved in the performance of the Works on behalf of the Owners) must:

- (a)** ensure that the Works are carried out in a good and workmanlike manner by licensed contractors in compliance with relevant provisions of the Building Code of Australia and relevant Australian Standards and in such a way as to minimise disruption or inconvenience to any owner or occupier of any other lot in the strata scheme;
- (b)** carry out the Works substantially in accordance with the description in clause 1 and the Plans and, if Council approval was required, as approved by Council;
- (c)** not materially amend or vary the Works without the approval in writing of the Owners Corporation and, if required, Council;
- (d)** take reasonable precautions to protect all areas of the building outside the Lots from damage by the Works;
- (e)** transport all construction materials, equipment, debris and other material associated with the Works over common property in the manner reasonably directed by the Owners Corporation;
- (f)** keep all areas of the building outside the Lots clean and tidy throughout the performance of the Works;

- (g) ensure that, so far as is reasonably practicable, the Works are performed wholly within the Lots;
- (h) remove all debris from the building resulting from the Works as soon as practicable and in accordance with the reasonable directions of the Owners Corporation;
- (i) only perform the Works at the times approved by the Owners Corporation (acting reasonably);
- (j) ensure that the Works do not interfere with or damage the common property, the property of any other lot owner or any Utility Service otherwise than as approved in this by-law;
- (k) make good any damage caused by the Owners in the performance of the Works within a reasonable period after that damage occurs;
- (l) subject to any extension of time required by reason of any supervening event or circumstance beyond the reasonable control of the Owners, complete the Works within one month of their commencement;

3.3 Completion of Works

- (a) The Owners must advise the Owners Corporation when the Works are complete; and
- (b) If the approval of Council is required to carry out the Works, on completion of the Works the Owners must provide to the Owners Corporation the certificate required by the Council that the Works comply with the conditions of any Council approval.

(4) Liability and Indemnity

- (a) The Owners are jointly and severally liable for any damage caused to any part of the common property or lot property of another owner, not included in clause 1 of this by-law, as a result of the performance of the Works and must take all such steps as are necessary to make good that damage within a reasonable time after it has occurred.
- (b) The Owners must jointly and severally indemnify the Owners Corporation against any loss or damage, cost, charge or expense incurred or sustained by the Owners Corporation as a result of or arising out of the Works or the performance thereof, including without limitation any liability under section 122(6) of the Strata Schemes Management Act 2015 in respect of any property of the Owner.

(5) Other Rights and Obligations

- (a) The Owners must, at their own cost, maintain the alterations and additions installed in the course of the Works and the common property affected by the Works (including but not limited to the fixtures and fittings installed as part of the Works) in a state of good and serviceable repair and must renew or replace them whenever necessary.
- (b) In the event that either of the Lots are sold, the Owners must remove the door and make good the wall, reinstating the dividing wall between the Lots if requested by the new owners.

(6) Costs

- (c)** The Works must be undertaken at the cost of the Owners.
- (d)** The Owners must pay the reasonable costs of the Owners Corporation in preparing, making, registering, implementing and enforcing this by-law.

(7) Right to Remedy Default

If the Owners fails to comply with any obligation under this by-law and fails to rectify that breach within 14 days (or such other period as may be specified in the notice) of service of a written notice from the Owners Corporation requiring rectification of that breach , then the Owners Corporation may:

- (a)** carry out all work necessary to perform that obligation;
- (b)** enter upon any part of the Lots to carry out that work;
- (c)** recover the costs of carrying out that work from the Owners and the expenses incurred by the Owners Corporation in recovering those costs including legal costs on an indemnity basis; and the Owners shall indemnify the Owners Corporation against any legal action or liability flowing from the action of the Owners Corporation pursuant to this clause.

Annexure A to Special By-law No. 1

- NOTES
- 1. ALL WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 2. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 3. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 4. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 5. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 6. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 7. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 8. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 9. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.
 - 10. THE WORK SHALL BE ACCORDING TO THE 2014 BUILDING CODE OF ALBERTA, A.S.C.

REV	DATE	DESCRIPTION
1	2014-01-01	PRELIMINARY
2	2014-01-01	FINAL DESIGN
3	2014-01-01	FINAL DESIGN

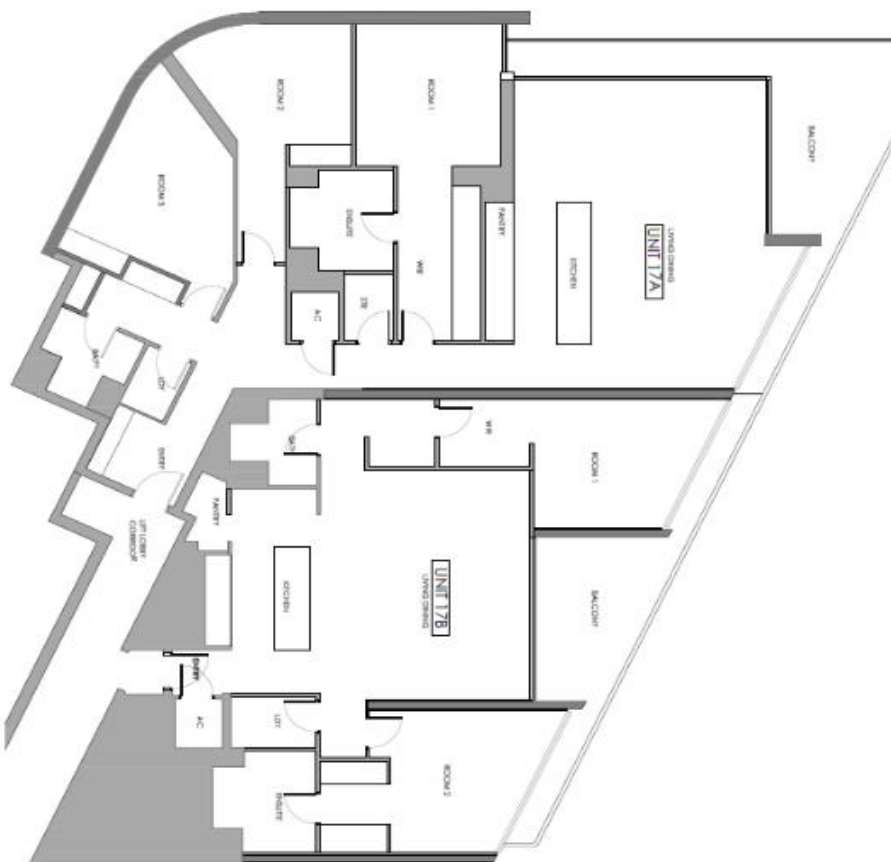
PROJECT: UNIT 17 A & B Distillery Drive Pymont NSW 2009

REV	DATE	DESCRIPTION
1	2014-01-01	PRELIMINARY
2	2014-01-01	FINAL DESIGN
3	2014-01-01	FINAL DESIGN

PROJECT: UNIT 17 A & B Distillery Drive Pymont NSW 2009

REV	DATE	DESCRIPTION
1	2014-01-01	PRELIMINARY
2	2014-01-01	FINAL DESIGN
3	2014-01-01	FINAL DESIGN

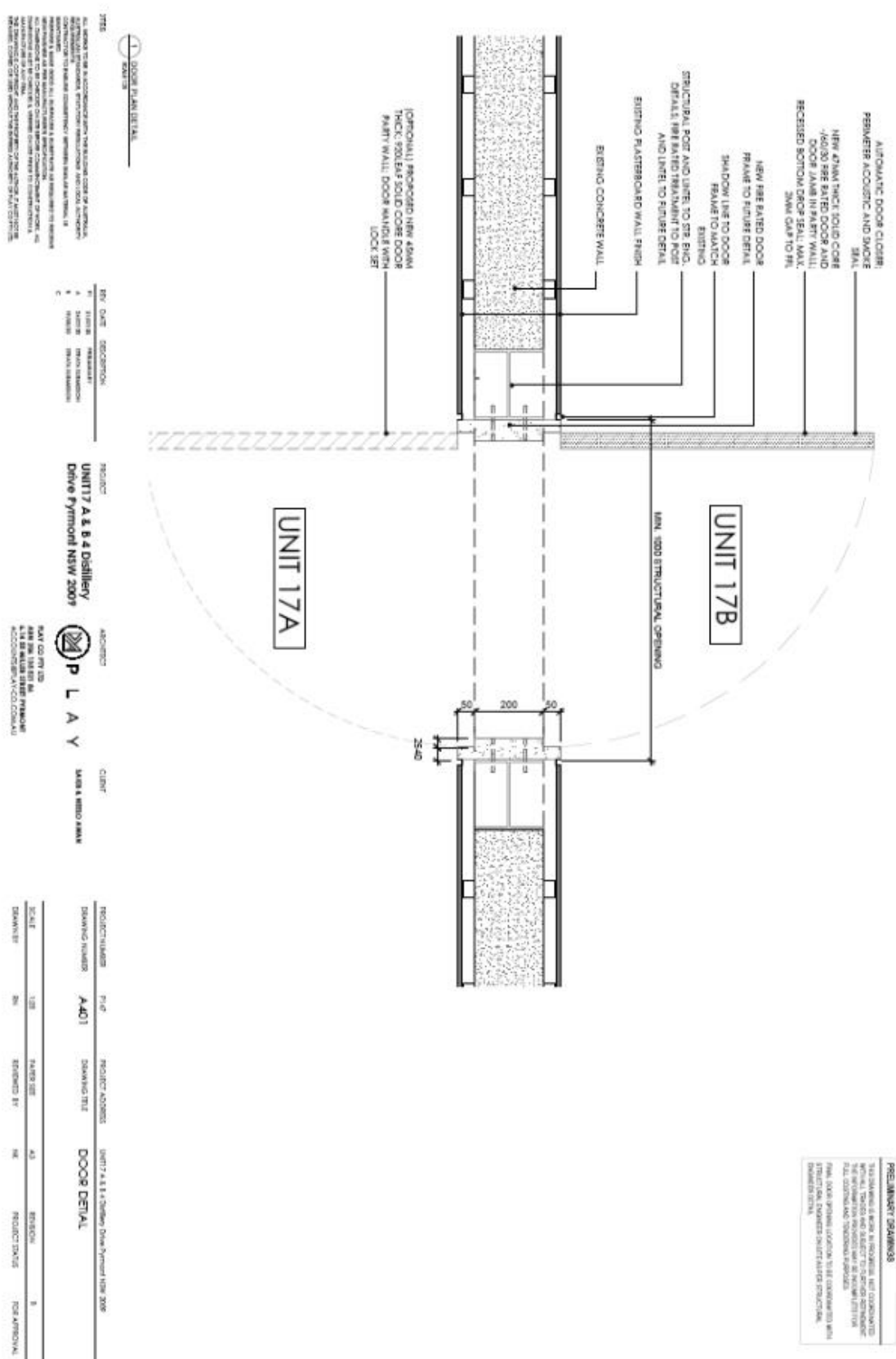
PROJECT: UNIT 17 A & B Distillery Drive Pymont NSW 2009





PROJECT NUMBER	P-60	PROJECT ADDRESS	UNIT OF U.S. & SOUTHWEST CIVIL ENGINEERING CO., INC.	
DRAWING NUMBER	A211	DRAWING TITLE	PROCESSSED UNIT FLOOR PLAN	
SHEET	120	PAPER SIZE	A-S	REVISION
DRAWN BY	RS	DESIGNED BY	HC	PROJECT DATE
				NOT APPROVED





2752
1 DOOR PLAN DETAIL
SCALE 1:10

REV	DATE	DESCRIPTION
A	15/10/18	PRELIMINARY
B	15/10/18	REVISION
C	15/10/18	REVISION

PROJECT
UNIT 17 A & B Disilley
Drive Fyfford NSW 2507

ARCHITECT
P L A Y
15/10/18
15/10/18
15/10/18

CLIENT
MARR & WOOD JAMES

PROJECT NUMBER	PILOT	PROJECT ADDRESS	UNIT 17 A & B Disilley Drive Fyfford NSW 2507
DRAWING NUMBER	A401	DRAWING TITLE	DOOR DETAIL
SCALE	1:10	DATE	15/10/18
DRAWN BY	2M	REVIEWED BY	ME
		PROJECT NUMBER	FOR APPROVAL

SYDNEY OFFICE

Robert Bird Group Pty Ltd
ABN 67 010 580 348 ACN 010 580 248
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North Sydney NSW 2060
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www.robertbird.com

Reference: DL:DL CO/ST 20329

11 August 2020

Mr Saqib Awan on behalf of
Awan Family Trust T/A Springfield Pacific Holding P/L
17A/4 Distillery Drive
PYRMONT NSW 2009

Attention: To Whom it may Concern

Dear Sir/Madam

RE: 17A/4 DISTILLERY DRIVE – WALL PENETRATION

Robert Bird Group (RBG) were appointed by Mr Saqib Awan on behalf of Awan Family Trust T/A Springfield Pacific Holding P/L (**the Client**) to carry out structural design for the construction of a new wall penetration between Units 17A & 17B at 4 Distillery Drive (**the Project**).

RBG's structural design is based on the following Architectural drawings provided by Play Co. Pty. Ltd:

- P147-A000-P1
- P147-A101-P1
- P147-A201-P1
- P147-A211-P1
- P147-A301-P1
- P147-A401-P1

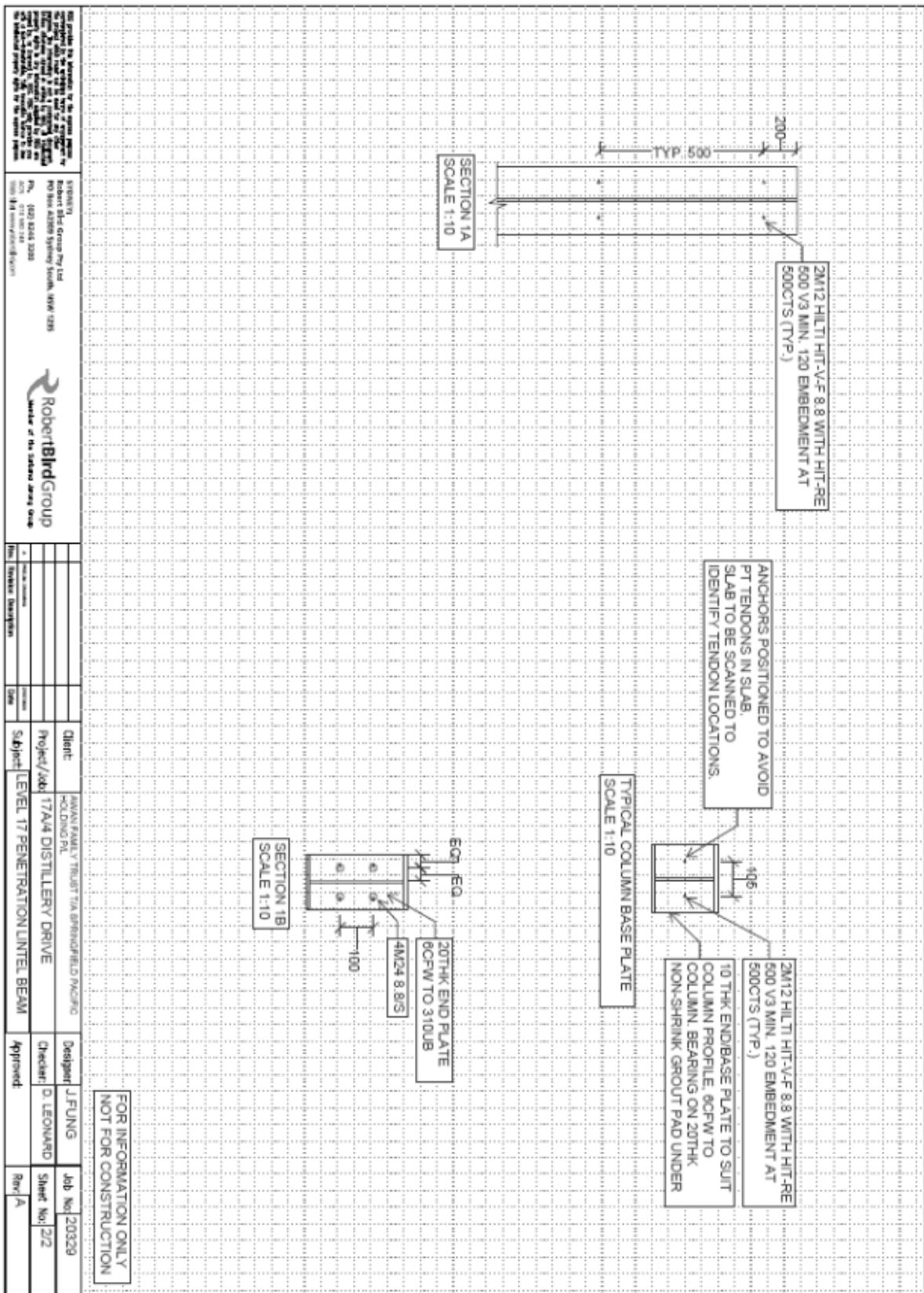
RBG have carried out a structural assessment of the proposed penetration & provided structural sketch drawing "20329_Level 17 Penetration Steel Lintel 200727" (refer to attached).

Provided the penetration is constructed in accordance with this sketch the structural integrity of the building will not be compromised.

Yours faithfully
ROBERT BIRD GROUP PTY LTD



DAVID LEONARD
Associate



Special By-Law 2 **Lot 129 Works**

Purpose of By-law

- (1) This Common Property Rights By-law confers on the Owner Special Privileges to perform Works on their Lot and so much of the common property that is necessary for the benefit of that Owner and assigns responsibility for the repair and maintenance of the Works undertaken in accordance with the conditions in this Common Property Rights By-law.

Defined Terms and Interpretation

- (2) “**Act**” is the *Strata Schemes Management Act 2015*.
- (3) “**Lot**” is lot 129 on the strata scheme.
- (4) “**Owner**” means the owner or owners of the Lot from time to time on strata plan no.84689.
- (5) “**Minor Renovations**” means work items as defined in section 110 of the Act, under Regulation 28 of the *Strata Schemes Management Regulation 2016* and pursuant to any Minor Renovations By-law applicable to the scheme.
- (6) “**Special Privileges**” means the privilege to alter and add to the common property by performing Works that affect the common property, which includes Minor Renovations.
- (7) “**Works**” means the alterations and additions, including Minor Renovations, performed by the Owner (at the Owner’s expense and to remain the Owner’s fixture) as detailed below -

i. Second Bathroom & Ensuite Renovation

- (a) Remove existing fixtures, fittings, and accessories in second bathroom and ensuite on the Lot, including existing toilet, bathtub and tap ware
- (b) Demolish existing floor tiles and wall tiles in second bathroom and ensuite on the Lot
- (c) Waterproof to Australian Standards the whole floor area and up to 100mm on the wall, with bath area up to 1.8m high
- (d) Lay new tiles to whole floor and wall up to ceiling in second bathroom and ensuite on the Lot
- (e) Install new fixtures, fittings, and accessories in second bathroom and ensuite on the Lot, including toilet, shower screen, vanity, mirror, toilet paper holder and towel rail. No structural works proposed. To use existing drainage and plumbing

ii. Living Room Flooring

- (a) Remove existing living room flooring and kitchen tile flooring and grouting

- (b) Lay new 750x1500 mm color tiles and color match grouting with appropriate acoustic underlay as required

(8) In this Common Property Rights By-law, unless the context otherwise requires:

- (a) headings do not affect the interpretation of this Common Property Rights By-law;
- (b) words importing the singular include the plural and vice versa;
- (c) words importing a gender include any gender;
- (d) words defined in the Act have the meaning given to them in the Act; and
- (e) references to legislation includes references to amending and replacing legislation.

(9) This Common Property Rights By-law applies in conjunction with any existing relevant by-laws of the scheme, however to the extent of any inconsistency with the existing registered by-laws, this Common Property Rights By-law prevails.

Grant of Special Privileges

(10) On the conditions set out in this Common Property Rights By-law, the Owners Corporation provides its consent for the Special Privileges granted to the Owner.

(11) This Common Property Rights By-law shall not be amended, added to or repealed except with the consent in writing of the Owner.

CONDITIONS

Before undertaking Works

Planning, Approvals and Certificates

(12) The Owner must, if required by law, obtain written approval for the Works from the relevant consent authority under the Environmental Planning and Assessment Act 1979 and any other relevant statutory authority whose requirements apply to performance of the Works.

(13) The Owner must, if required by law, obtain a construction certificate for the Works under Part 4A of the *Environmental Planning and Assessment Act 1979* and any other documents or certificates which are required to permit the Works prior to commencement, providing those documents or certificates to the Owners Corporation.

Specification of Works

(14) The Owner must submit to the Owners Corporation any documents reasonably required by the Owners Corporation relating to the performance of the Works prior to commencing the Works, including but not limited to:

- (a) further specifications of the Works;

- (b) the signed Owner's consent form for this By-law in respect of the Works;
- (c) details of the contractor performing the Works; and
- (d) copy of the certificate of currency for the all-risk insurance policy of the principal contractor to be engaged on the Works which must include evidence of public liability cover of not less than \$10,000,000.00 in respect of any claim.

Carrying out the Works

Hours of Works

- (15) The Owner must perform the Works as prescribed by the local authority, or during such other times as may be approved by the Owners Corporation.

Compliance with Codes

- (16) The Owner performing the Works must comply with all directions, orders and requirements of all relevant statutory authorities and must ensure and be responsible for compliance with such directions, orders and requirements by the Owner's servants, agents and contractors.
- (17) The Owner performing the Works must ensure compliance with the standards as set out in the National Construction Code (NCC) or any other standards as required by the Owners Corporation, current at the time the Works are undertaken.

General Conditions

- (18) When performing the Works, the Owner must:
- (a) ensure that the Works are performed in accordance with the drawings and specifications approved by the Owners Corporation and the local authority (if relevant).
 - (b) ensure that duly licensed and insured contractors complete the Works in a proper and workmanlike manner.
 - (c) must transport all construction materials, equipment, debris and other material, in the manner reasonably directed by the Owners Corporation.
 - (d) ensure the Works be undertaken in such a way as to cause minimum disturbance or inconvenience to the lots or their occupiers and owners.
 - (e) keep all areas of the building outside their Lot reasonably clean and tidy throughout the performance of the Works.
 - (f) must only perform the Works when the door between the Lot and the common property is completely closed.

- (g) ensure that the corridor serving the Lot is protected from damage for the duration of the Works.
- (h) ensure that any carpeted area is protected by the use of floor protection and kept reasonably clean during any Works.
- (i) repair promptly any damage caused or contributed to by Works, including damage to the property of the Owners Corporation and the property of the owner or occupier of another Lot in the strata scheme.

After Completion of the Works

- (19) Immediately upon completion of the Works, the Owner must restore all other parts of the common property affected by the Works as nearly as possible to the state they were in immediately before the Works.
- (20) Upon completion of the Works, the Owner must deliver to the Owners Corporation (at the Owner's cost) the following documents relating to the Works:
 - (a) Certification of waterproofing from a duly licensed and insured contractor; and
 - (b) any other documents or requisite certificates reasonably required by the Owners Corporation relating to the Works and the occupation of the Lot.

Owner's Enduring Obligations Maintenance and Repair

- (21) The Owner must, at the Owner's expense:
 - (a) properly maintain the Works and keep them in a state of good and serviceable repair and when necessary renew or replace any fixtures or fittings comprised in the Works; and
 - (b) properly maintain the common property that will be altered or added to by the Works and occupied by the Works and keep that common property in a state of good and serviceable repair and when necessary renew or replace any fixtures or fittings comprised in that common property.
- (22) If the Owner removes the Works or any part of the Works made under this by-law, the Owner must at the Owner's own expense, restore and reinstate the common property as close to its original condition as possible.

Liability and Indemnity

- (23) The Owner indemnifies the Owners Corporation against –
 - (a) any legal liability, loss, claim or proceedings in respect of any injury, loss or damage to the common property, to other property or person to the extent that such injury, loss or damage arises from or in relation to the Works;

- (b) any excess payable by way of claim made under the Owners Corporation's insurance and / or increased insurance premiums by the Owners Corporation as a direct result of the Works; and
- (c) any amount payable by way of increased fire safety compliance or local authority requirements as a direct result of the Works.

(24) To the extent that section 106 (3) of the *Strata Schemes Management Act 2015* is applicable, the Owners Corporation determines it is inappropriate for the Owners Corporation to maintain, renew, replace or repair the Works performed under this Common Property Rights By-law.

Repair of Damage

(25) The Owner must, at the Owner's expense, make good any damage to the common property caused as a result of the Works no matter when such damage may become evident.

(26) Any loss and damage suffered by the Owners Corporation as a result of making and using the Works, including failure to maintain, renew, replace or repair the Works as required under this by-law, may be recovered from the Owner as a debt due to the Owners Corporation on demand with interest at the rate of 10% per annum until the debt is paid.

Breach of By-law

(27) The Owners Corporation reserves the right to replace or rectify the Works or remediate any loss or damage to the common property of the Owners Corporation caused by the Owner's breach of the conditions in this Common Property Rights By-law, if that breach is not rectified within 30 days of service of a written notice from the Owners Corporation requiring rectification of that breach.

Costs of this By-Law

(28) The Owner must pay all of the reasonable costs of the Owners Corporation incurred in connection with the passing and registration of this Common Property Rights By-law. The Owners Corporation may refuse to execute any document relating to the registration of this Common Property Rights By-law until such time as the Owner pays those costs.