CONFIDENTIAL ITEMS 2003 – JULY 2026

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
306	2 March 2026	Strategic Land Purchase (Parkindula Homestead)	1. <u>Pursuant to Section 90(3)(b)</u> Pursuant to Section 90(2) of the Local Government Act 1999 the Council Orders that all members of the public except the Acting Chief Executive Officer, General Manager Infrastructure and Environment, General Manager Corporate Services, General Manager Planning and Community, Manager Economy and Activation and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.2 Confidential Item: Strategic Land Purchase (Parkindula Homestead). Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council. In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter. 5. <u>Section 91(7) Order</u> <u>Pursuant to Section 90 (3) (b)</u> That having considered Agenda Item 18.2 Confidential Item: Strategic Land Purchase (Parkindula Homestead), in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of	Documents and all minutes	Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council. In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances	Documents and all minutes be retained in confidence until settlement or such lesser period as may be determined by the Chief Executive Officer. That this order be reviewed every 12 months.		Within 12 months	*Report, Attachments and Minutes released on website 21 July 2026*

RELEASED

CONFIDENTIAL ITEMS 2003 – JULY 2026

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
			the Act orders that the council report, related documents and all minutes be retained in confidence until settlement or such lesser period as may be determined by the Chief Executive Officer. That this order be reviewed every 12 months.		because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter.				

RELEASED

18.2 REPORT TITLE: CONFIDENTIAL ITEM: STRATEGIC LAND PURCHASE (PARKINDULA HOMESTEAD)

DATE OF MEETING: 2 MARCH 2026

FILE NUMBER: DOC/26/17121

ATTACHMENTS: 1: DOC/26/17185 – SUBJECT LAND
2: DOC/26/17150 – BUILDING INSPECTION
3: DOC/26/17157 – VALUATION

Key Contact Nathan Franklin, Strategic Property Officer

Manager/Sponsor Luke Gray, Manager Economy and Activation

Executive Natalie Armstrong, General Manager Planning and Community

Community Plan 2044:

The following objective/s from the Community Plan 2044 are relevant to this report:

Objective 17 Growth and Development: ensure sustainable and balanced growth while preserving the unique character and natural assets of the District.

Objection 18 Safeguard and celebrate the cultural heritage and historical significance of the district.

Objective 24 Infrastructure Development: Ensure the timely and effective delivery of critical infrastructure that supports the long-term growth and sustainability of the local economy.

Annual Business Plan:
The annual business plan 2025/26 does not include any specific budget allocation towards the initiatives considered below and would be subject to future budget adjustment as part of Council's 2025/26 budget review process.

Purpose:
To seek authority to proceed with and finalise negotiations for the strategic land purchase of 71 East Parkway, Mount Barker (Parkindula Homestead).

Summary – Key Issues:
1. Council has been presented with an opportunity by the current property owner to purchase the local heritage listed Parkindula Homestead.

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2. The acquisition would increase Councils footprint within the southern sector of the Mount Barker growth area and would provide an established building that is adaptable to support a range of community needs and economic outcomes.

3. Over the years Council has been active in strategically acquiring land within the Mount Barker growth area, recognising the importance in supporting the District's growing population.

4. Parkindula Homestead presents a unique opportunity for built heritage to be secured in public ownership, ensuring its preservation and adaptive reuse for community benefit.

Recommendation 1:

That Council:

1. **Pursuant to Section 90(3)(b)**
   Orders that all members of the public except the Chief Executive Officer, General Manager Infrastructure, General Manager Corporate Services, General Manager Strategy, General Manager Community and Planning, Manager Economy and Activation and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.2 Confidential: Strategic Land Purchase (Parkindula Homestead). Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council.

   In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

   The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter.

Recommendation 2:

That Council:

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2. **Authorise the Chief Executive Officer, (and/or delegate) to negotiate the purchase of 71 East Parkway, Mount Barker (the land) highlighted in Attachment 1 (DOC/26/17185) for a purchase price of no more than $2,300,000.00 excluding GST and authorise the Chief Executive Officer (and/or delegate) to execute all required documents for the purchase by the end of the current 2025/26 financial year.**

3. **Exclude 71 East Parkway, Mount Barker from classification as community land pursuant to Section 193 of the Local Government Act 1999.**

4. **Note that subject to Council acquiring the property, staff will provide a subsequent report, recommending the preferred market process and if appropriate, preferred tenancy for occupation of the building.**

Recommendation 3:

That Council:

5. **Section 91(7) Order**
   Pursuant to Section 90 (3) (b)
   That having considered Agenda Item 18.2 Confidential: Strategic Land Purchase (Parkindula Homestead), in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until settlement or such lesser period as may be determined by the Chief Executive Officer. That this order be reviewed every 12 months.

Background:

1. The current owner PEET Limited has offered the property 71 East Parkway, Mount Barker to Council to purchase. PEET Limited have now sold all allotments within the Bluestone land division and the Parkindula Homestead, which functioned as their sales office, represents their last property holding.

2. The property is 3,156 square metres in size maintaining multiple street frontages but predominantly presents to East Parkway and Heysen Boulevard. The land currently contains the prominent building known as the Parkindula Homestead. The surrounding grounds are extensively landscaped and includes two regulated Ash trees. The property and its immediate surrounding locality is shown in Attachment 1.

3. The building was constructed around the 1860's and consists of walls constructed of local stone with stone and red-brick dressings, hipped iron roofing with gables to front and includes eave detailing, capitals and finials. In recognition of this historic built form the building is local heritage listed

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(Heritage Number 18823) which creates a level of regulatory protection aimed at conserving the buildings fabric.

4. In 2014, PEET Limited purchased the property and restored the building for use as a sales centre and community hub as the surrounding major land division progressed. All allotments within the Bluestone estate have now been sold rendering the Parkindula Homestead surplus to the developers needs.

5. The property is located within the Master Planned Neighbourhood (Neighbourhood Zone) which permits predominantly residential development with complementary non-residential uses that support an active, convenient and walkable neighbourhood. Supported non-residential uses within the zone include community facilities, educational facilities, child care facility, consulting rooms, office and shops.

6. Council has in the past been active with acquiring strategic land holdings to cater for current and future community needs including the Polo Grounds, Bollen Road, Walker Street and Mann Street for example. Council has historically intervened in purchasing property where required.

Discussion:

7. A strategic land purchase opportunity has been presented to Council staff and the property, 71 East Parkway, Mount Barker is considered to demonstrate a level of merit that is worthy of Council consideration. It is understood that the property has only been offered to Council and it is noted that the property owner is seeking a settlement in this current financial year.

8. The property presents as an opportunity to Council to acquire an established building that is readily adaptable for a range of uses inclusive of community, commercial or a blend of the two. Furthermore, it presents an opportunity for the Council to take stewardship of an important heritage asset, safeguarding it from private development and ensuring it has an enduring role in showcasing the built heritage of Mount Barker.

9. Councils Community Facilities Study and Delivery Strategy 2017 outlines that in the long term there will be a need for local/neighbourhood level community facility floor space within the Central Sector of Mount Barker's Growth Area in the order of 473 square metres by the year 2036. It is possible the Polo Grounds could fulfil this requirement albeit that facility lends itself primarily towards sporting and recreational purposes.

10. It is an important consideration that since the Community Facilities Study and Delivery Strategy 2017, no new community floor space has been provided within the district despite the population growth of +5,700 residents.

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11. Given the commercial standard of the current fitout, there is a great opportunity to consider a commercial use within the building, particularly in short to medium term (i.e. 0-5 years) as more work is done to substantiate a potential new or increase to community service levels in this area of Mount Barker.

12. Council staff have undertaken preliminary discussions with IWG (Council's preferred coworking partner for the City Centre project), regarding their occupation of the building, as a way of developing the co-working demand and membership base prior to commencing operations within the City Centre Project.

13. While early in discussions, IWG have undertaken an inspection of the premises and have shown a strong interest in the concept of operating a small co-working hub from this tenancy, acknowledging the positive role this can plan in driving demand for the proposed facility within the City Centre.

14. Inclusion of a co-working hub tenant such as IWG, may provide an opportunity for Council to secure a revenue stream that assists with off-setting the cost of acquiring and maintaining the asset.

15. There may also be an opportunity to integrate an early Flinders University presence within this building, adopting the similar philosophy that a presence here may help build momentum prior to the opening of the City Centre Project.

16. Council may also look to conduct an open EOI for the highest and best use of the site to deliver a community outcome that would not otherwise be achievable.

17. Should Council endorse the purchase this property staff propose that a further report will be presented to Council to outline any proposed tenancy recommendations relating to the use and tenancy mix.

18. Council has undertaken a building inspection as to best inform the current condition of the building. The Building Inspection (Attachment 2) concludes that the condition of the building is typical for a structure of this age and that the overall condition of the building is average.

19. The building is in need of some general maintenance and building work not unusual for a building of this age. Of particular note is the presence of rising damp. Council engaged a specialist contractor to inspect the premises and a quote to fix the building was in the order of $70,000. Consistent with guiding policies Council where possible should perform an active role in protecting local heritage properties for the benefit of the community.

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20. It is also important to note that any heritage building of this age requires a level of ongoing maintenance and may require future improvements to meet standards depending on its intended use. Other Council owned buildings of a similar nature require approximately $10,000-$15,000 per annum for general maintenance.

21. When presenting Council with an opportunity to purchase the land, the property owner has provided Council with 2 appraisals it has undertaken with one recommending a sale price of $2M + and the other recommending a sale price of $2.65M+.

22. Council has undertaken an independent real estate appraisal with the value represented at $1.7-$1.96M.

23. A current independent valuation (Attachment 3) for the land was obtained and assessed a current market value of $1.9 million. From time to time Council accept that there is a premium that is apportioned to properties of a strategic community and Council benefit. This property is an example of this situation.

24. The property owner, whilst not providing a range of what they will accept, has advised that they are looking for higher than $2M and at $2.3M they would accept an offer. There may be some scope to negotiate an amount lower than $2.3M.

25. To be clear it would be the intent of Council staff to negotiate with the vendor to ensure best value for money. Nevertheless, should it be necessary the upper limit of $2.3 million represents an acceptable upper limit given the strategic nature of this property and the intent for it to be a long-term hold proposition as opposed to a short-term development play.

26. Notwithstanding the above, there would always be the opportunity for Council to on sell part or all of this property in the future should it be necessary. In this context, should the land be purchased it is not recommended that this property be included on Council's Community Land Register.

27. Council staff have reviewed the average cost of residential land within the growth area and this has demonstrated that the cost of the property is comparable to the cost per square metre for land notwithstanding the substantial building on the land.

28. An analysis of residential land currently available within the growth area indicated a per square metre cost of around $850, equating to an indicative land value for the Parkindula Homestead (3,156 square metres) at $2.6m. The substantive and quality nature of the building holds significant additional

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value. The cost to Council to establish a building of this size would be significant and reinforces the value of this proposition.

29. This report seeks endorsement for an opportunity to purchase land with strategic potential. Council should consider this report on balance in the context of other Council priorities and more broadly within the Mount Barker District.

Community Engagement:

Informing only	Confidential Report

Policy:
N/A

Long Term Financial Plan:
The adopted Long Term Financial Plan does not specifically reference any of the initiatives discussed or to be investigated within this report.

Budget:
The annual business plan 2025/26 does not include any specific budget allocation towards initiatives within this report and would require consideration as part of Councils budget review process or future budget considerations.

As above, other Council owned buildings of a similar nature require approximately $10,000-$15,000 per annum for general maintenance. Staff note that there would also be a need to undertake a higher level of maintenance for landscaping on the property to maintain the appearance of the space resulting in the upper limit of this estimate.

Subject to the final decision regarding the utilisation of the site (i.e. commercial/community and the nature of any associated contractual agreement), detailed operational budgeting will be developed, with the intent that revenue significantly or wholly off-sets the operating expenses of the asset.

Subject to a decision by Council to purchase the land, costs to address the rising damp issue identified in the building inspection report will be factored in to the 26/27FY budget.

Statutory/Legal:
None at this stage.

Staff Resource Requirements:
Any further preliminary investigations and associated work can occur within existing staff resources.

Environmental:

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No contamination or testing has been formally undertaken on the land noting that the land being considered has been historically used for residential purposes only. Should Council purchase the property Council will have greater control of the protection of the existing two regulated Ash trees.

Social:
The opportunities considered have the ability to provide for social and or economic benefits to be delivered via this site. Existing Council strategies including Community Facilities, Child and Youth Action Plan and the Economic Development Strategy all reference the need to ensure facility and service provision keeps pace with population growth and the current and emerging needs of our community.

Risk Assessment:
Asbestos registers have not been provided at this point. The purchase will be subject to sighting the registers.

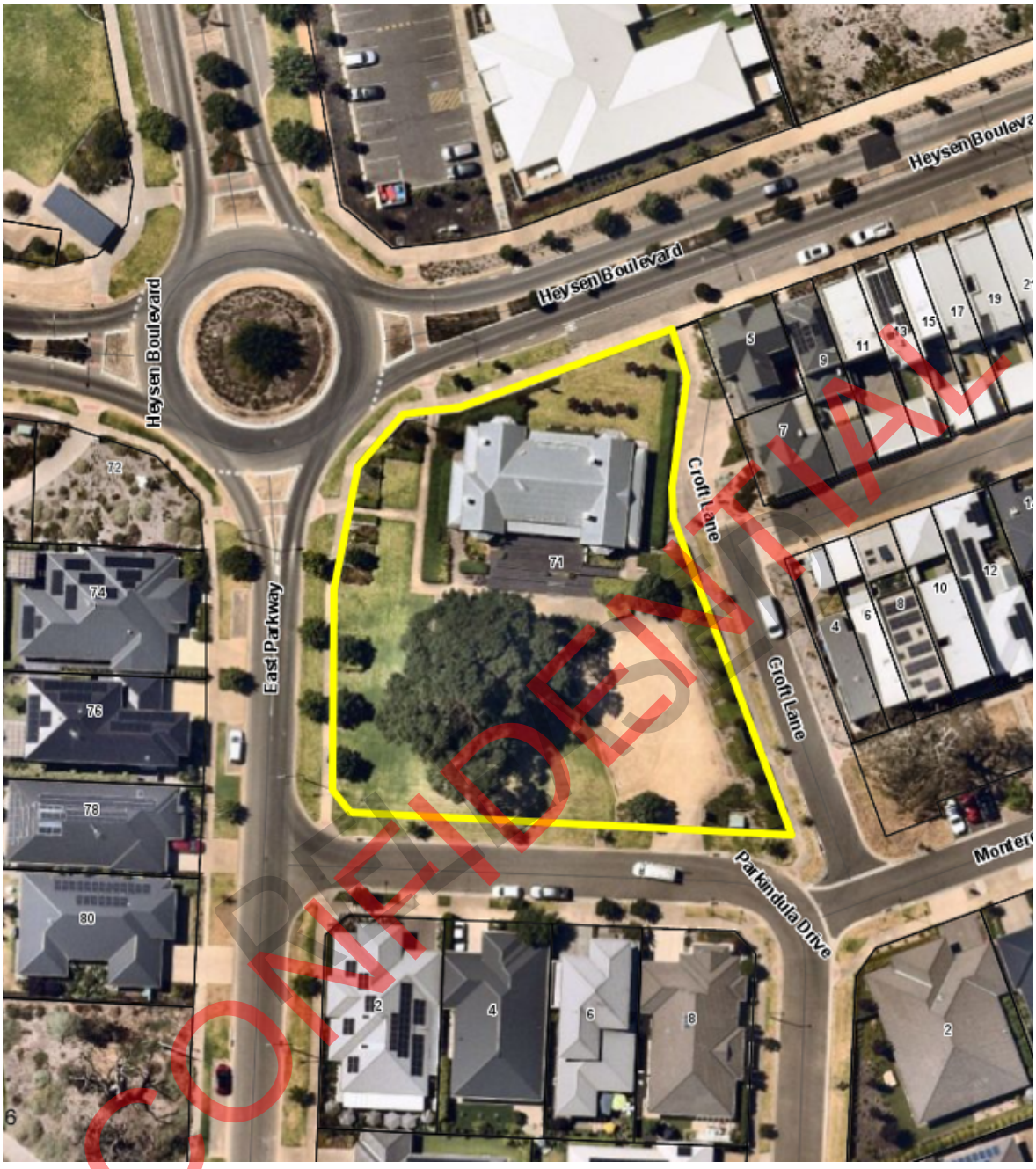
Asset Management:
The appropriate management of this asset will be considered as part of updated asset management plans of Council, with these costs intended to be significantly off-set by revenue derived from either the community and/or commercial utilisation of the site.

Conclusion:
Council has an opportunity to purchase a property that demonstrates a level of community, Council and strategic and economic merit. The land acquisition represents a unique opportunity to purchase a heritage listed property that is a adaptable for a range of community and commercial uses.

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Attachment 1 to Item 18.2

Attachment 1: Subject Land and Locality



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Inspection Report

Attachment 2 to Item 18.2

Provided By

A E & J building & consulting Pty Ltd

11b Carey street, Magill, South Australia, 5072
P 0475377971
aejbuilding@outlook.com

Inspection Address

71 East Parkway, Mount Barker, SA



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Report Information

Client Information

Client Name	Mount Barker District Council
Report Ordered By	Same As Above
Email	mnottage@mountbarker.sa.gov.au

Inspection Information

Report/Agreement #	060126113115559
Inspection Date:	06 Jan 2026
Inspection Time:	11:31 AM

Building Inspection

The Scope of the Inspection:

This report Complies with Australian Building Standards AS 4349.0-2007. Inspection of Buildings General Requirements.

Only the person named at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements:

Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Pre Inspection Agreement:

Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

(a) The interior of the building.

(b) The roof space.

(c) The exterior of the building

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(d) The sub-floor space

(e) The roof exterior

(f) The property within 30 m of the building subject to inspection.

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

Very Important note to the Client.

In the event that areas where access is restricted or not accessed structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should take place.

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1. SITE

2. ROOF AND GUTTER

3. HOT WATER SYSTEM

4. EXTERIOR

5. INTERIORS

6. BATHROOM(S)

7. KITCHEN

8. ROOF VOID

9. SUBFLOOR

10. CONCLUSION

11. PROPERTY AND INSPECTION INFORMATION

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Summary Of Major Defects And Safety Hazards

Below Is a summary of significant Items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
EXTERIOR	Exterior Walls	Condition	#5. Rising damp detected to lower wall, wall deterioration in multiple sections around the dwelling and high moisture readings obatined. A qualified damp proof specialist should be engaged for advice and recommendations.
EXTERIOR	Cellar	Condition	#6. Dampness in cellar walls. This is typical to limited ventilation. Poor ventilation is noted. For further advice consult a damp and ventilation specialist. Further deterioration can lead to structural damage.
INTERIORS	Room three	Walls	#18. High moisture levels detected indication rising damp. Contact a damp proof and ventilation specialist for repairs and advice.
INTERIORS	Room four	Walls	#19. High moisture levels detected indication rising damp. Contact a damp proof and ventilation specialist for repairs and advice.
SUBFLOOR	Sub-Floor Observation.	Ventilation	#22. Subfloor ventilation appeared to be limited. This may be conducive to timber decay and cause damp related issues. Improvement to the ventilation is recommended. Contact a licensed builder for advise and rectification. We also recommend you clean debris from existing vents to allow air flow.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	#23. The incidence of major defects in this commercial building as compared with similar buildings is considered TYPICAL

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Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
ROOF AND GUTTER	Guttering	Gutter Findings	#1. Debris in guttering areas- this requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia. Recommendations: Have gutters cleaned.. Also regularly clean to prevent ponding. Ponding water will contribute to rust.
ROOF AND GUTTER	Down Pipes	Down Pipe Findings	#2. The verandah downpipe is damaged at ground pipe and poorly connected to stormwater.
EXTERIOR	Exterior Walls	Condition	#3. There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer. For clarification on the catergory of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.
EXTERIOR	Exterior Walls	Condition	#4. Brick uplift due to settlement/movement around anchor plate on the corner of the property. Maintenance is recommended to seal to prevent further deterioration and water ingress.
EXTERIOR	Exterior Windows	Overall Condition	#7. General age/damage has occurred to window components. Recommendations - Maintenance/painting.
EXTERIOR	Entry Porch Area	Column or Post Condition	#8. Age noted to posts. Maintenance/painting is recommended to prevent further deterioration.
EXTERIOR	Entry Porch Area	Base or Flooring Condition	#9. Minor uneveness to coping on porch. Movement visible.
INTERIORS	Hallways	Walls	#10. Settlement crack patching noted. These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer. If further opening occurs the affected areas may require re-assessmentby a plasterer. I am unable to gurantee these cracks will not reopen in the future.
INTERIORS	Front sales office	Ceiling	#11. Cornice cracks noted.
INTERIORS	Front sales office	Walls	#12. Settlement crack patching noted. These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer. If further opening occurs the affected areas may require re-assessmentby a plasterer. I am unable to gurantee these cracks will not reopen in the future.

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INTERIORS	Front sales office	Flooring	#13. Age and unevenness noted to floors. Typical with age and movement. I recommend you monitor this and if worsening occurs have a carpenter assess.
INTERIORS	Room one	Ceiling	#14. Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a plasterer to assess.
INTERIORS	Room one	Windows	#15. General age wear deterioration - The window frame/ components showed evidence of ageing and wear.
INTERIORS	Room two	Walls	#16. Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.
INTERIORS	Room three	Ceiling	#17. Flushing tape lift, age, denting and uneveness visible to ceiling. I recommend you have a plasterer assses and repair.
BATHROOM(S)	Bathroom 1	Window	#20. Scratches to paint on window reveal.
KITCHEN	Kitchen and Meals Area	Walls	#21. Settlement crack patching noted. These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer. If further opening occurs the affected areas may require re-assessmentby a plasterer. I am unable to gurantee these cracks will not reopen in the future.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	#24. The incidence of minor defects in this commercial building as compared with similar buildings is considered TYPICAL

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SITE

Paths

Pathways Condition

Common cracks and settlement were observed on paths. This may not have any effect on the actual structural integrity of the dwelling itself. Maintenance and upkeep is recommended.

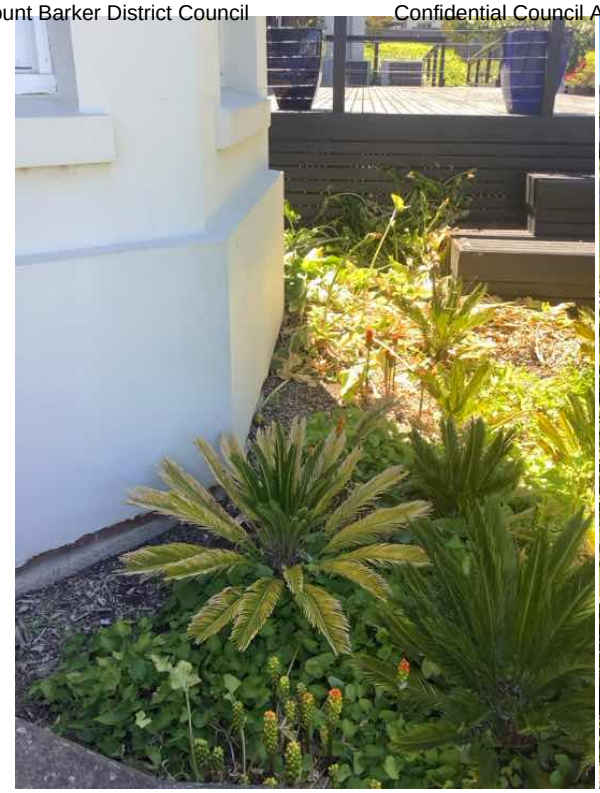


Surface Drainage

Drainage Findings

Missing paths is sections. We recommend you install paved or concrete perimeter paths in sections with no paths to prevent any damp related issues.

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ROOF AND GUTTER

Roof Covering

General Disclaimer

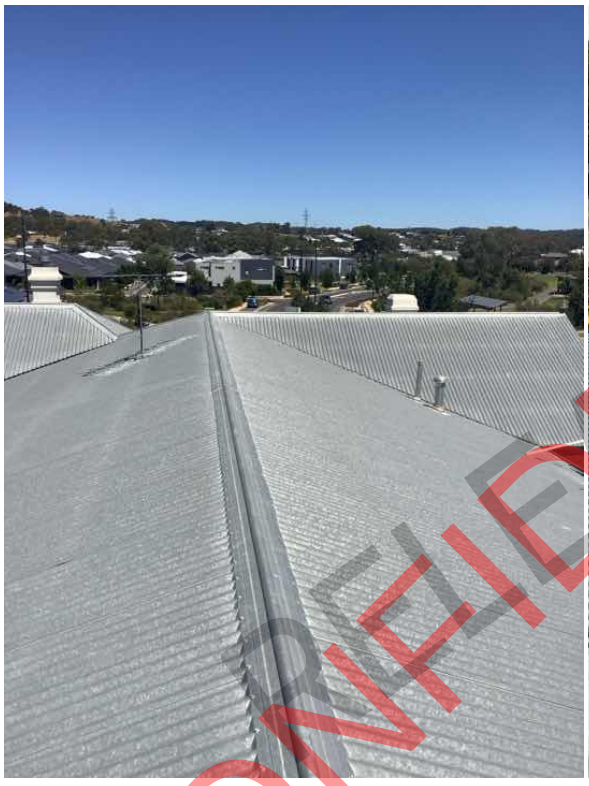
Refer to Section 2C of the Terms And conditions section of this report

Roof Covering Type

Metal roof cladding

Overall Condition

Of the visible areas, the general condition of the roof is in serviceable condition for the age.
Note: In the absence of rainfall there is no guarantee that the roof won't leak.



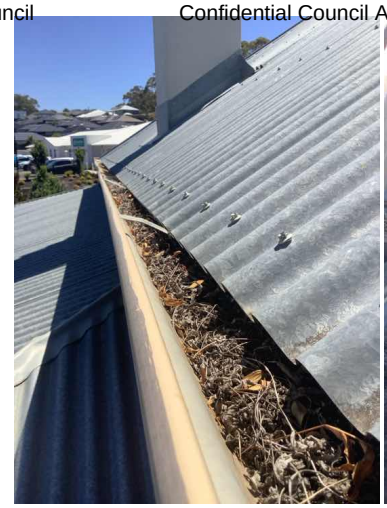


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Guttering

Gutter Findings

#1. Debris in guttering areas- this requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia. Recommendations: Have gutters cleaned.. Also regularly clean to prevent ponding. Ponding water will contribute to rust.





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Down Pipes

Down Pipe Findings

#2. The verandah downpipe is damaged at ground pipe and poorly connected to stormwater.




HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



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System Location

The hot water unit is located outside.

System Type

The hot water unit is a gas instantaneous system.

System Year of Manufacture

Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.

EXTERIOR

Exterior Walls

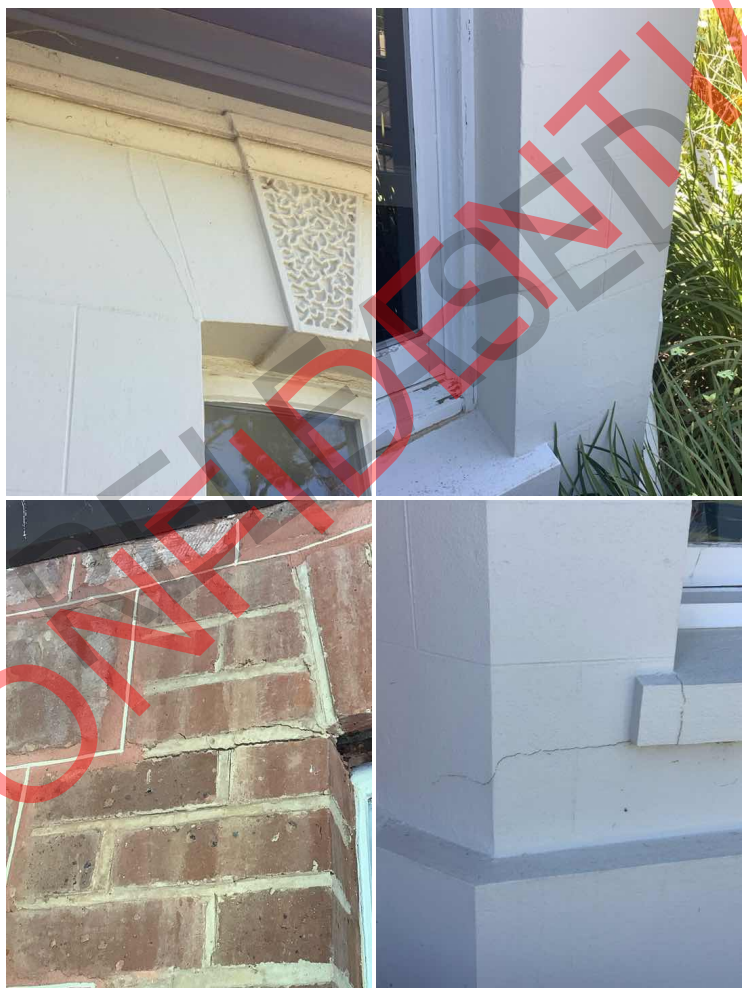
General Disclaimer

Refer to Section 2D of the Terms And conditions section of this report

Condition

#3. There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the catergory of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.



#4. Brick uplift due to settlement/movement around anchor plate on the corner of the property. Maintenance is recommended to seal to prevent further deterioration and water ingress.

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#5. Rising damp detected to lower wall, wall deterioration in multiple sections around the dwelling and high moisture readings obatined. A qualified damp proof specialist should be engaged for advice and recommendations.



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Cellar

Condition

#6. Dampness in cellar walls. This is typical to limited ventilation. Poor ventilation is noted. For further advice consult a damp and ventilation specialist. Further deterioration can lead to structural damage.



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Exterior Windows

General Disclaimer

Please refer to section 2D of the Terms And Conditions Section of this report

Overall Condition

#7. General age/damage has occurred to window components. Recommendations - Maintenance/painting.




Entry Porch Area

Column or Post Condition

#8. Age noted to posts. Maintenance/painting is recommended to prevent further deterioration.






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Base or Flooring Condition

#9. Minor uneveness to coping on porch. Movement visible.



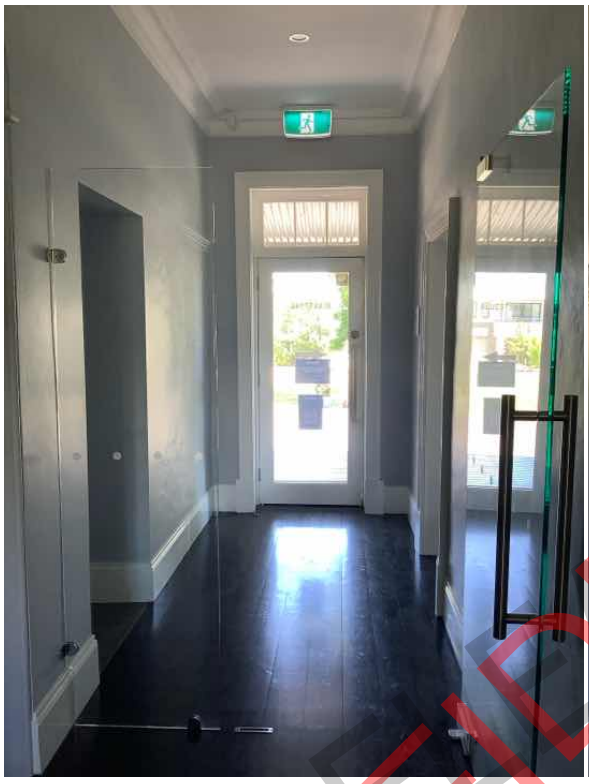
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INTERIORS

Hallways

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.




Walls

#10. Settlement crack patching noted. These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer. If further opening occurs the affected areas may require re-assessmentby a plasterer. I am unable to gurantee these cracks will not reopen in the future.




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Front sales office

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.

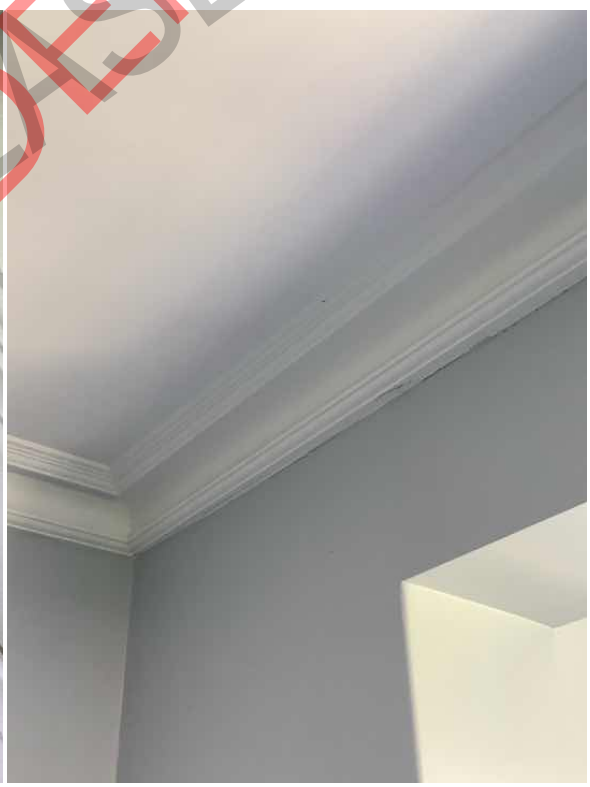




Ceiling

#11. Cornice cracks noted.





Walls

#12. Settlement crack patching noted. These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer. If further opening occurs the affected areas may require re-assessmentby a plasterer. I am unable to gurantee these cracks will not reopen in the future.

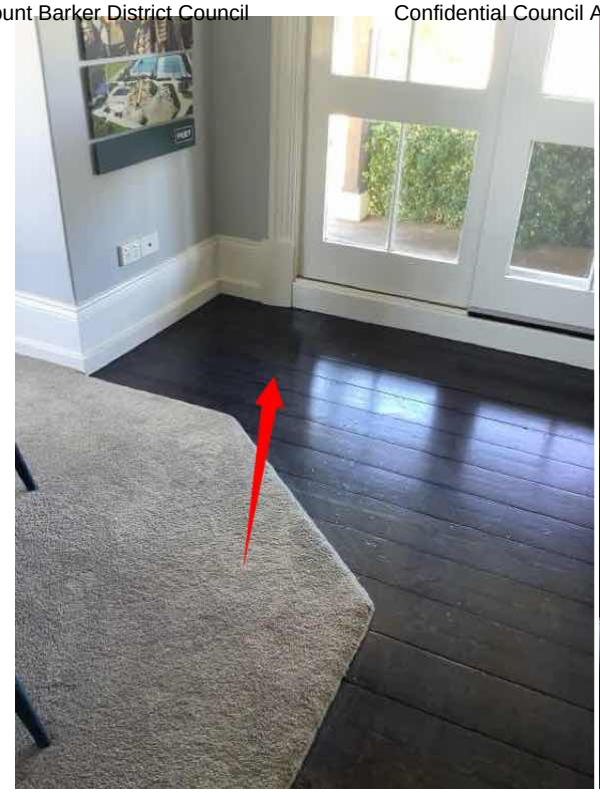
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Flooring

#13. Age and unevenness noted to floors. Typical with age and movement. I recommend you monitor this and if worsening occurs have a carpenter assess.



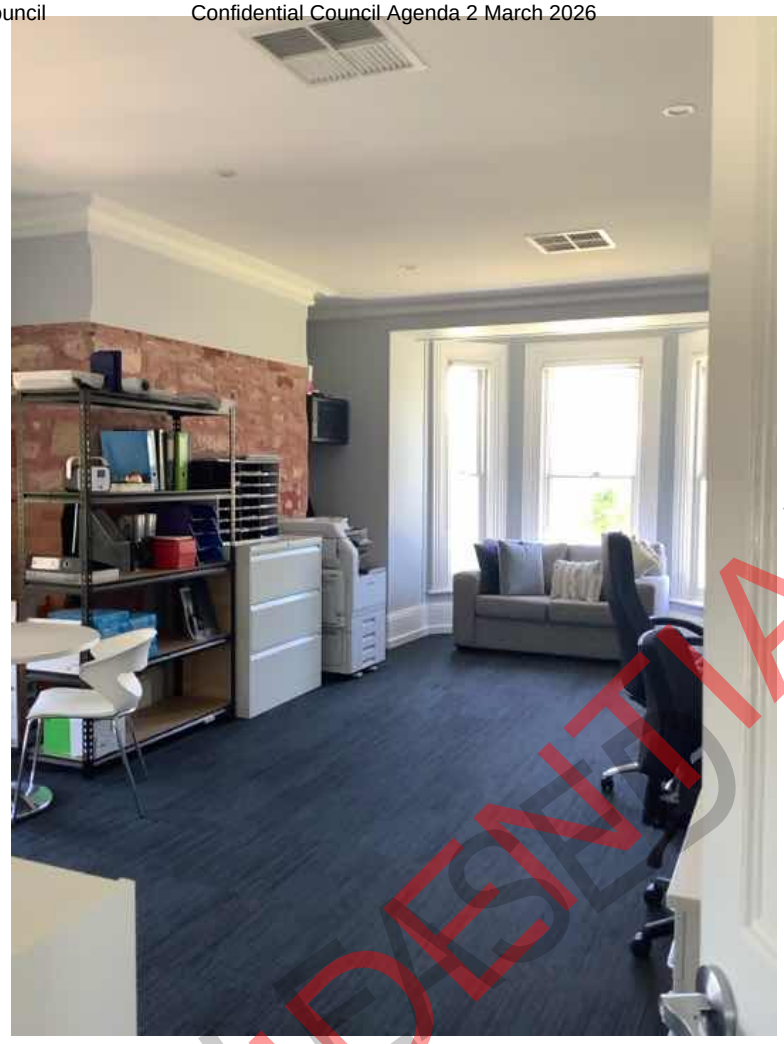


Room one

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.

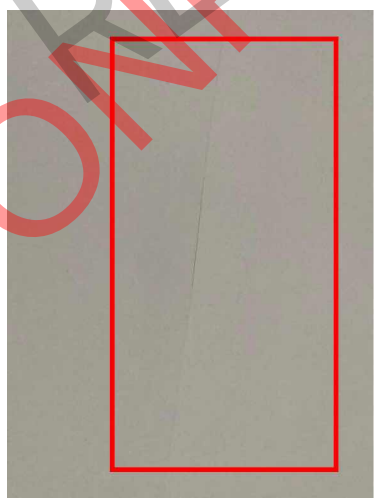
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CONFIDENTIAL

Ceiling

#14. Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a plasterer to assess.







Windows

#15. General age wear deterioration - The window frame/components showed evidence of ageing and wear.



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Room two

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.




Walls

#16. Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.




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Room three

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.




Ceiling

#17. Flushing tape lift, age, denting and uneveness visible to ceiling. I recommend you have a plasterer assses and repair.




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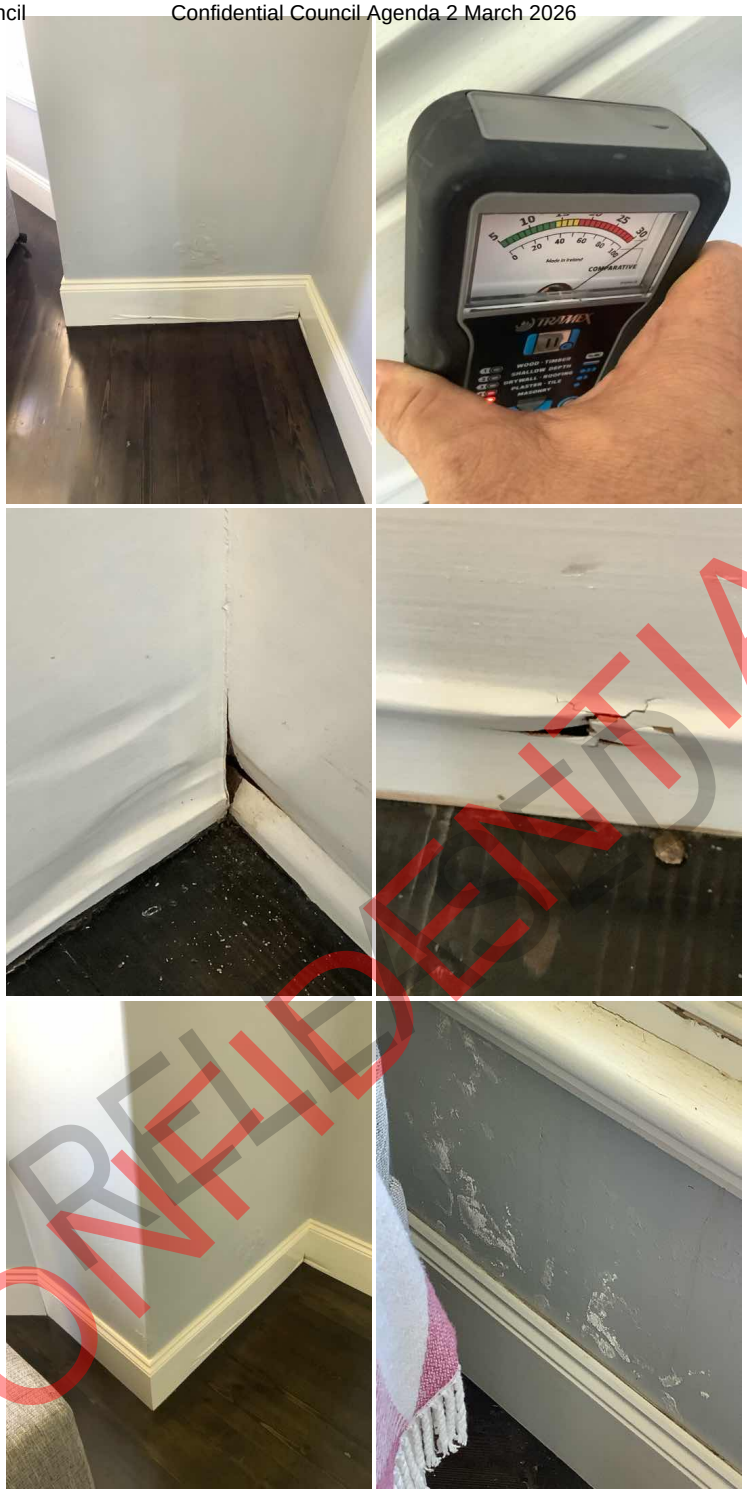


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Walls

#18. High moisture levels detected indication rising damp. Contact a damp proof and ventilation specialist for repairs and advice.





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Room four

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.



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Walls

#19. High moisture levels detected indication rising damp. Contact a damp proof and ventilation specialist for repairs and advice.









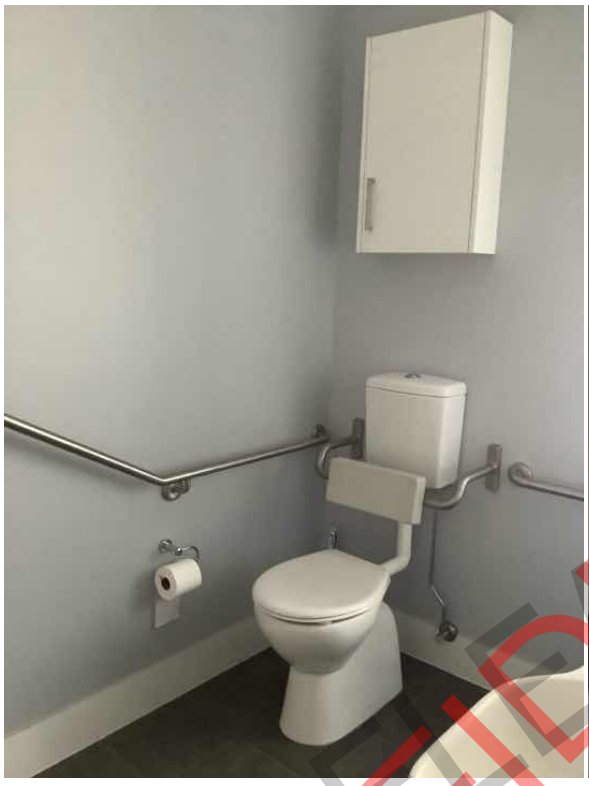
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BATHROOM(S)

Bathroom 1

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.





Window

#20. Scratches to paint on window reveal.

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Shower And Bath

No moisture readings obtained under tap set.



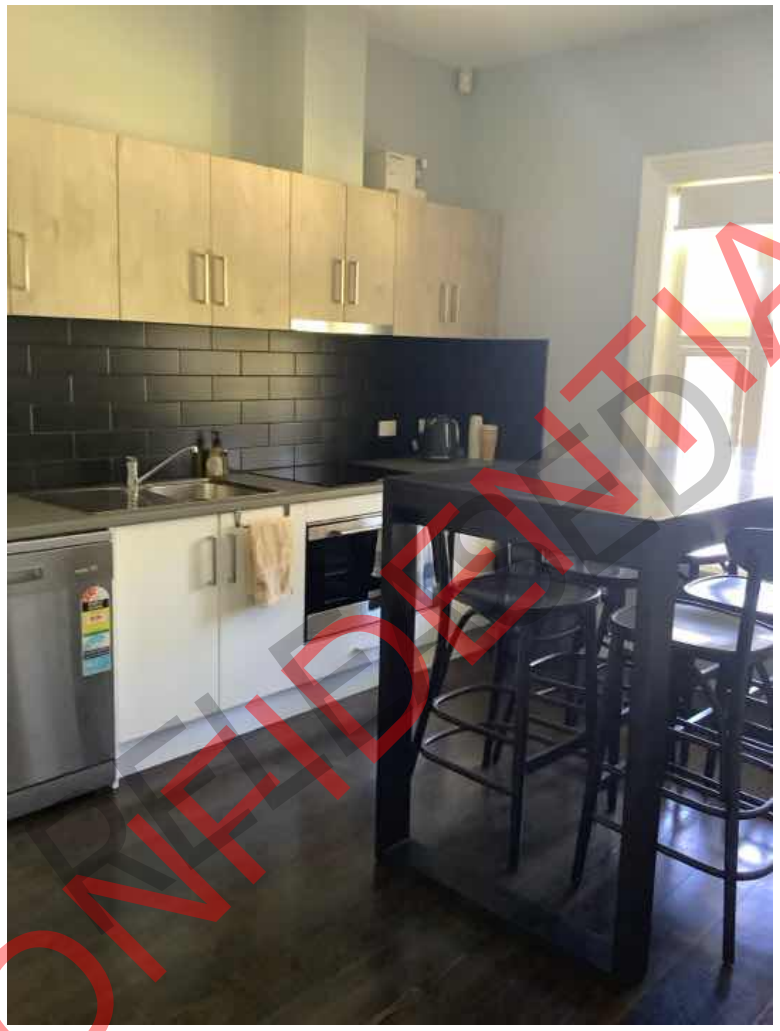
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KITCHEN

Kitchen and Meals Area

Overall Condition

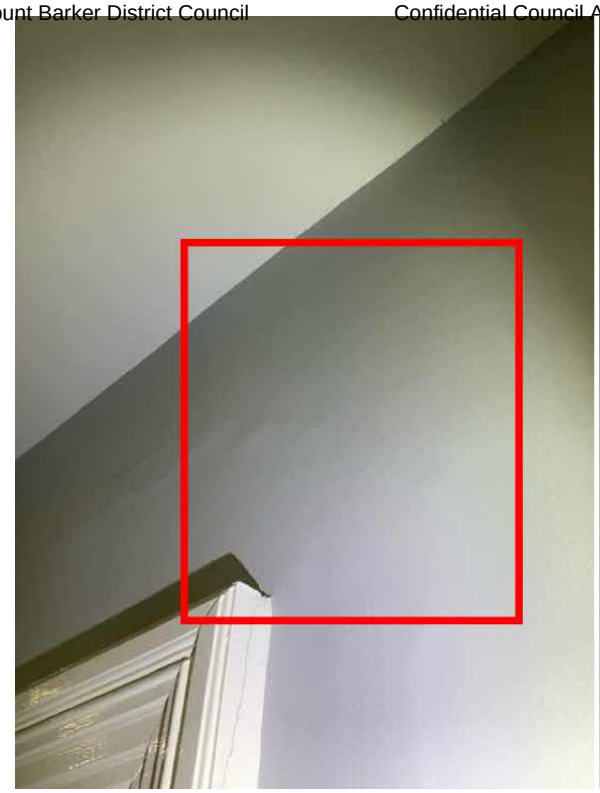
On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



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Walls

#21. Settlement crack patching noted. These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer. If further opening occurs the affected areas may require re-assessmentby a plasterer. I am unable to gurantee these cracks will not reopen in the future.





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ROOF VOID

Roof Void Findings

General Disclaimer

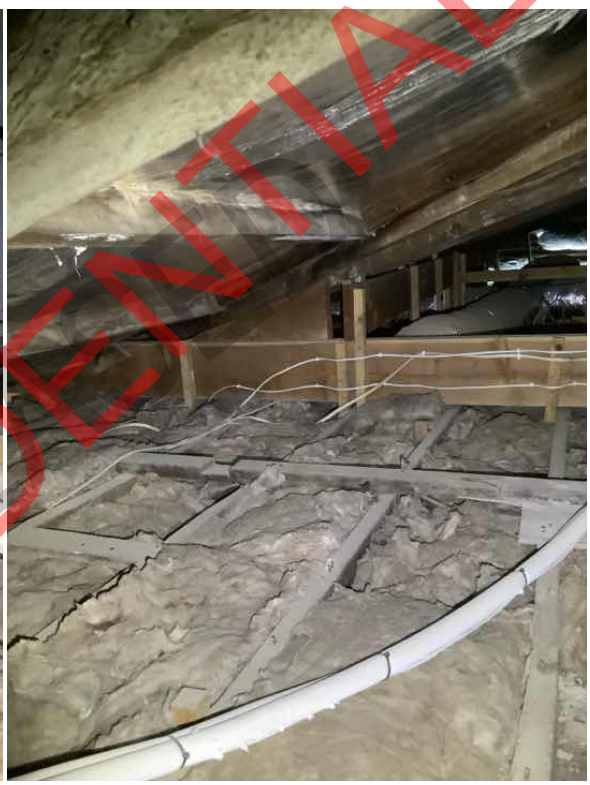
Please refer to section 2B of the Terms And Conditions section of this report.

Restricted Areas

There is heating and/or cooling ducting present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.





Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.

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SUBFLOOR

Access and Restrictions

Restricted Areas

Inspection could not be conducted as there was no access to the subfloor.

Sub-Floor Observation.

Ventilation

#22. Subfloor ventilation appeared to be limited. This may be conducive to timber decay and cause damp related issues. Improvement to the ventilation is recommended. Contact a licensed builder for advise and rectification. We also recommend you clean debris from existing vents to allow air flow.







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CONCLUSION

Condition Of Inspected Structure

Overall Condition

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition

The incidence of Major Defects

#23. The incidence of major defects in this commercial building as compared with similar buildings is considered **TYPICAL**

The Incidence of Minor Defects

#24. The incidence of minor defects in this commercial building as compared with similar buildings is considered **TYPICAL**

The Overall Condition Of This Dwelling

The overall condition of this commercial dwelling in the context of its age, type and general expectations of similar properties is **AVERAGE**

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PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions
The weather was Fine and Dry at the time of the building inspection.

Property Information

Building Type
The dwelling is a House converted into a commercial property.

Construction Type
The dwelling is of full (Double) brick construction

Stone

Roof Cladding
The roof is metal

Roof Design
The roof is a Pitched roof design.

Footings Type
Suspended floor frame but no access to ascertain footing type.

Storeys
Single level dwelling

Property Occupied
The property was occupied.

Property Furnished
The home was Fully Furnished

People Present
The vendor was present.

Areas Where Full Inspection Restricted

Areas Inspected
Building Exterior

Building Interior

Roof Exterior

Site

Area Where Inspection Was Restricted
Roof Void

Areas Not Inspected
Subfloor

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Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

Apparent Concealment of possible defects

Were apparent Concealments seen

No apparent concealing of defects visible.

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TERMS AND CONDITIONS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of structure in accord with AS 4349.1 appendix “C” or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

DEFINITIONS AND TERMINOLOGY

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report . This report does NOT include review of body corporate or similar records.

HIGH: The frequency and/or magnitude of defects are beyond the inspector’s expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL: The frequency and/or magnitude of defects are consistent with the inspector’s expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW: The frequency and/or magnitude of defects are lower than the inspector’s expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

BELOW AVERAGE: The building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building.

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

MINOR DEFECT: Any defect other than what is described as a Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported as a Major defect.

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ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report. The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and datet of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and realestate agents and only the person named in the **CLIENT INFORMATION** section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms And Condition

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

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1) NOT A CERTIFICATE OF COMPLIANCE: This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations of the exterior inspection. This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accesso ries, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note - If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

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2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to Windows and surrounds can not be be determined in the absence of rain.

2F) Internal Inspections. Inspection to the upper-side of flooring of the internal inspection is normally restricted by carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Cracking of Building Elements: The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary. The Inspector carrying out a visual inspection is unable to determine the expected consequences of any cracks. You therefore MUST obtain information regarding the following;

(a) The nature of the foundation material on which the building is resting,

(b) The design of the footings,

(c) The site contour and topography,

The items above are valuable in determining the expected consequences of the cracking and any remedial work needed however the above are outside the scope of this Inspection. If any cracks have been identified regardless of the location or size, a Structural Engineer must be engaged to determine the significance of the cracking prior to the decision to purchase is made.

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Refer to the information below for damage category

Damage Category	Width Limit	Description of typical damage & required repair
Cat 0:	**<0.1mm.**	**Hairline cracks.**
Cat 1:	**<1.0mm.**	**Fine cracks that do not need repair.**
Cat 2:	**<5.0mm.**	**Cracks noticeable but easily filled. Doors & windows stick slightly.**
Cat 3:	**>5.0mm, <15.0mm (or a number of cracks 3.0mm or more in one group)**	**Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick service pipes can fracture. Weather- tightness often impaired.**
Cat 4:	**>15.0mm, <25mm (But also depends on number of cracks)**	**Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Doorframes distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.**

2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under as4349.1-2007 And are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

6) SURFACE WATER AND DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time; surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

7) SHOWER RECESSES: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

8) GLASS CAUTION: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

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9) STAIRS AND BALUSTRADES: Specifications have been laid down by the National Constuction Code– Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

10) RETAINING WALLS: Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

11) ROOMS BELOW GROUND LEVEL: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make his or her own enquiries with the Council to ascertain if approval was given.

12) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

13) MOULD (mildew and non-wood decay fungi) disclaimer: Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

14) MAGNESITE DISCLAIMER: No inspection for Magnesite flooring was carried out at the property and no report on the presence or absence of Magnesite flooring is provided. You should ask the owner whether Magnesite flooring is present and/or seek advice from a structural engineer.

15) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

16) DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

17) DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at his or her own risk.

18) COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

OTHER RECOMMENDED INSPECTIONS

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Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing needs to be inspected and reported on by a plumber.

Hot water service: All hot water services need to be inspected and reported on by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

The septic tanks: Should be inspected by a licensed plumber.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground.

Contact the inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Jusuf Hatibovich
Contact the Inspector on: 0475377971
For and on Behalf of: A E & J building & consulting Pty Ltd

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Attachment 3 to Item 18.2

McLEAN GLADSTONE VALUERS
Property Consultants

COMMERCIAL USE PROPERTY VALUATION



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"Parkindula Homestead"
71 East Parkway,
Mt Barker, SA 5251

Prepared for:
Ms Mardi Nottage,
Senior Development Manager
Mount Barker District Council

MOUNT BARKER DISTRICT COUNCIL

Prepared by:
Jeremy Carter
Barry Curzons
McLean Gladstone Valuers
Date: 27th November 2025

MEMBER OF THE AUSTRALIAN PROPERTY INSTITUTE
Leading the property professions

Unit 14, 467 Fullarton Road Highgate SA 5063 Postal Address: PO Box 313 Highgate SA 5063
Phone: (08) 8272 9455 Jeremy Carter: 0411 728 699 Barry Curzons Mobile: 0403 324 679
Website: www.mcleangladstone.com Email: admin@mcleangladstone.com ABN 38 627 167 050 ACN 082 812 520

Liability limited by a scheme approved under Professional Standards Legislation.

(BC:JGB)

Executive Summary

Property Address	**"Parkindula Homestead" 71 East Parkway, Mt Barker, SA 5251**
Client	This Valuation Report is prepared under instructions from Ms Mardi Nottage, Senior Development Manager, Mount Barker District Council, to determine the market freehold value for Pre purchase purposes. It is not to be used or relied upon by any other party for any other purpose. It is subject to the terms and conditions, disclaimers, qualifications, and limitations contained in the Report and any annexures thereto, including the Lender's Customer Disclaimer (if applicable) contained in Special Comments at the end of this report.
Legal Description	Certificate of Title Volume 6175 Folio 277 being Allotment 6789 in DP112861.
Zoning	'Master Planned Neighbourhood' (Z3903) – MPN; Mount Barker District Council.
Occupancy	The property is currently used as a land sales office.
Brief Description	The subject property comprises a former Return Verandah Villa detached dwelling of stone/brick construction with iron roof, currently utilised as office/consulting accommodation in respect to land sales, plus paving and extensive landscaping, it is located on a somewhat busy roundabout with 3 street frontages and enjoying good visibility and accessibility. Building area is 300m^2, total site area being approximately 3,158m^2.
Sales History	No previous sales history recorded.
Current Sale	Not applicable.
Date of Inspection	27th November 2025
Date of Valuation	27th November 2025
Compliance	This valuation complies with the Australia Property Institute (API) Valuation Practice Standard and the API Mortgage Security Valuation Practice Standard.
Market Value	**$1,900,000 (One Million Nine Hundred Thousand Dollars) (Exclusive of GST)**
Prepared By	**JEREMY D. CARTER** B. App. Sc. Valuation, A.A.P.I, Member No. 63985 Associate Australian Property Institute Certified Practicing Valuer
Prepared By	**BARRY CURZONS** B.Bus. Property, A.A.P.I., Member No. 64223 Associate Australian Property Institute Certified Practicing Valuer

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This Report is for the sole use only of Ms Mardi Nottage, Senior Development Manager, Mount Barker District Council, for Pre purchase purposes only, and is not to be used for any other purpose by any other party. Any reliance, use, distribution, publication of the Report and/or any other representations made relating to the contents of the Report is restricted solely to the Client, and any additional parties expressly named in this Report.

No responsibility is accepted by the Valuer and/or Valuation Firm in the event that any other agreed additional reliant party(s) noted in this Report, relies, uses, distributes, publishes and /or otherwise represents anything contained in the Report for any other purpose apart from that expressly noted previously.

No responsibility is accepted by the Valuer and/or Valuation Firm to any other parties who rely, use, distribute, publish and/or otherwise represent anything contained in the Report for any purpose."

*This Valuation amount is exclusive of a Goods and Services Tax. The Valuation summary must be read in conjuction with the whole of the report and should not be relied upon in isolation for finance or any other purpose.

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1.0 Valuation Instruction

In accordance with your written instructions of 26th November 2025, we have undertaken and completed a market valuation and report on the property situated at and known as **"Parkindula Homestead" 71 East Parkway, Mt Barker, SA 5251.**

The valuation has been undertaken for pre purchase purposes, as at **27th November 2025.**

The adopted *International Valuation Standards Council (IVS 30.1)* definition of **Market Value** is:

> *The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein each party had acted knowledgeably, prudently and without compulsion.*

The adopted *International Valuation Standards Council (IVS 40.1)* definition of Market Rent is:

> *The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.*

As per the *Australian & New Zealand Valuation and Property Standards*, this valuation is consistent with the concept of "*Highest and Best Use*" where the highest and best use is defined as "*the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible*".

An "*existing use*" is ignored in favour of the potential highest and best use, unless the former gives rise to a greater valuation than as a result of considering the latter. The provisions of heritage or valuation legislation may bring about an exception to the highest and best use principle by prescription of existing use values for affected properties.

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2.0 Location

The subject property is located on the northern side of East Parkway approximately 36km south east from the Adelaide GPO. Surrounding development comprises primarily residential land uses in the locality.

A wide range of amenities and commercial facilities including banking, postal, retail and public transport, are available in the immediate area.

3.0 Property Identification

3.1 Title Details

The property is held within a single Certificate of Title, more particularly described as follows:

Location	Volume	Folio	Allotment	Plan
71 East Parkway Mt Barker	6175	277	6789	DP112861

3.2 Encumbrances

According to Land Services SA records, the property is held free of any mortgages, easements, encumbrances or other restrictions, and it is assumed there are no unregistered interests.

3.3 Registered Proprietor

The Registered Proprietor is the Peet Mt Barker Pty Ltd (ACN 169 621 756) of Level 7, 200 St Georges Terrace, Perth, West Australia, 6000.

3.4 Statutory Assessment

The Valuer-General undertakes annual re-valuations of all properties in South Australia, primarily for rating and taxation purposes. The Statutory Assessment of the subject property for the current rating year is as follows:

Valuation No.	Site Value	Capital Value
5809001051	$520,000	$1,150,000

Please note that the above values are quoted here for information purposes only and are not necessarily indicative of actual current market value.

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4.0 Site Details

4.1 Dimensions

The corner site is irregular in shape with a frontage to East Parkway, Heysen Boulevard and Parkindula Drive with vehicle entry off Parkindula Drive.



Total site area has been calculated at approximately **3,158m²**.

4.2 Topography

The subject site has a slight left to right downward slope. It has a primary east/west aspect and appears adequately drained and not subject to inundation.

4.3 Services

All usual services are available and/or connected to the property including power, mains water, gas, reticulated sewerage and communications.

4.4 Roads and Access

East Parkway and surrounding streets are fully constructed bitumen-sealed carriageways with concrete kerbs and gutters and sealed footpaths. East Parkway carries a lower volume of passing traffic.

Street access to the subject property is provided from Parkindula Drive.

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4.5 Contamination Exemption

The *Register of Contaminated Sites* has been inspected and on the date of inspection the site was not registered as a contaminated site. Our physical inspection of the site and adjoining land uses does not reveal or raise any obvious concerns in respect to contamination.

Should the party relying on this report wish to confirm any possibility of site contamination, more detailed investigation and soil tests should be undertaken by a suitably qualified environmental specialist to establish whether the site is subject to any contamination or affected by pollutants of any kind.

This Valuation has been prepared on the basis that the site is not contaminated and has not been affected by pollutants of any kind. Any contamination of or existence of pollutants on the land may affect the value of the property. This valuation is provided on the understanding that to the best of our knowledge we are not aware of any environmental issues affecting the described land and that: -

1. *McLean Gladstone Pty. Limited* is not responsible for any liability, which may arise if the site is subject to contamination or has been affected by pollutants of any kind.
2. *McLean Gladstone Pty. Limited* is not engaged in rendering environmental audit or consultancy services.

It is noted that use of asbestos products in building construction was made illegal in 1988. We were not provided with an Asbestos Register and are therefore not able to state whether any asbestos material which may be in the building is in a stable condition. We consider the nature and extent of any asbestos material, if present, is likely to be capable of effective management and would not adversely impact on the value of the property.

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5.0 Town Planning

5.1 Zoning

The Development Plan applicable to all Local Government Areas within South Australia has been replaced by the new Planning and Design Code which came into effect on 19 March 2021.

Under the new code, the subject property lies within an area zoned 'Master Planned Neighbourhood' (Z3903) – MPN in the Mt Barker District Council area.

Please refer to the SA Property and Planning Atlas printout, appended.

5.2 Use

The subject property would appear to conform with relevant zoning provisions and would be governed by existing use guidelines.

5.3 Planning and Permit

We are unaware of any recent issue of planning approvals or current active planning applications.

Inspection of the property does not suggest building or works undertaken in a recent period that may give rise to the requirement for planning approval.

5.4 Heritage Status

Perusal of the 'SA Heritage Places Database Search', compiled by the SA Government, confirms the subject property is listed as a local class heritage place being Heritage Number 18823.

We are not aware whether the property lies within an identified *Area of Aboriginal Cultural Sensitivity.*

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6.0 Improvements

The subject property comprises a former Return Verandah style detached dwelling, currently utilised as office/consulting accommodation for land sales plus paving, fencing, and significant landscaping.

The property improvements are more fully described hereunder:

6.1 Construction

Year Built	Not recorded but around 1900
Outer Walls	Bluestone/Brick/Rendered Bay Windows.
Inner Walls	Plastered masonry.
Floors	Timber and concrete.
Ceilings	Lath Plaster/Ceiling Roses with Victorian Cove Cornices.
Windows	Timber frame.
Roof	Corrugated galvanised iron.

6.2 Building Area

Based on our physical inspection and measurements taken on-site, the gross building area is **300m².**

6.3 Accommodation

The building is laid out as numerous separate rooms/bedrooms and living areas, plus amenities (kitchen and bathroom/toilet).

Floor-coverings are carpet, polished timber floors and carpet, and lighting is LED downlights.

Basic prescribed fire safety equipment is assumed.

Please note that items of plant and equipment, unless forming part of the building fabric or installed in a permanent manner, are deemed removable and are not included in this valuation assessment.

6.4 Site Improvements

Sundry site improvements comprise gravel open parking (16 bays), significantly established and irrigated gardens, extensive wrap around verandahs, concrete pathways and large timber deck.

6.5 State of Repair

At inspection, the building improvements appeared to be in very good condition, with most fixtures, fittings and appointments being modern and recently renovated. Roofing was in good condition, and floor-coverings were in very good condition. A generally excellent state of repair and maintenance overall was evident.

Please note that unexposed or inaccessible portions of the building were not inspected, nor are we qualified to certify as to the structural soundness or otherwise of the building improvements.

Building services and utilities were not tested but are assumed to be functional and in compliance with appropriate regulations.

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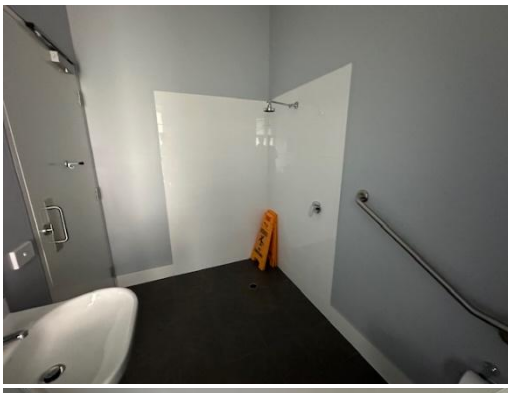
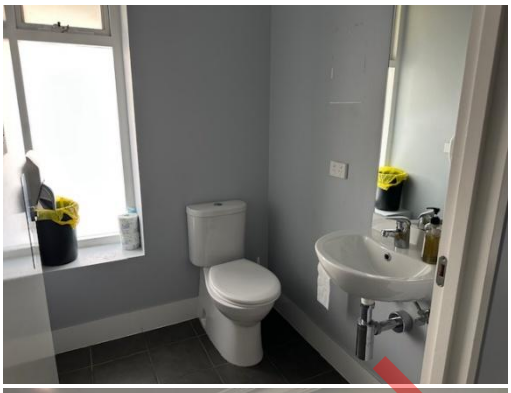
6.6 Photographs

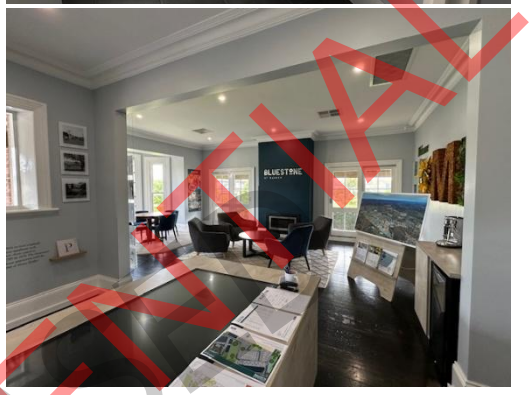
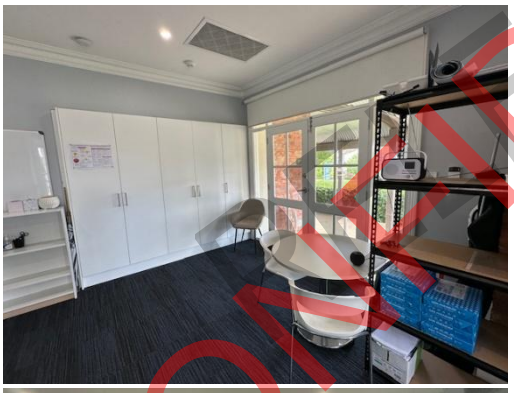


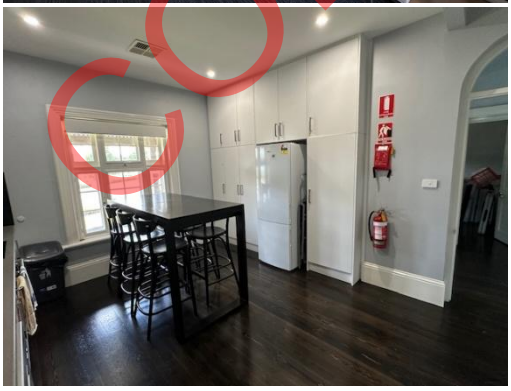




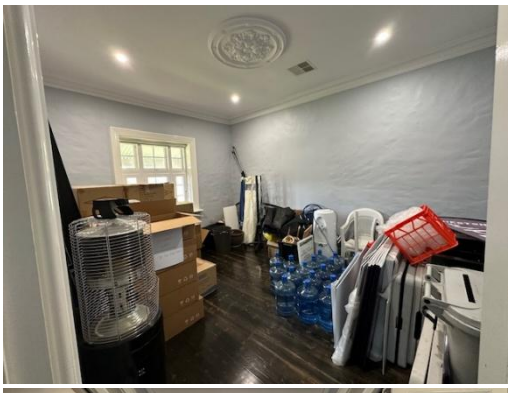

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7.0 Tenancy Details

Not applicable – the property is currently used as a land sales office but is easily converted to a substantial character residence.

8.0 General Comments

The subject property comprises a former Return Verandah detached dwelling of stone/brick construction with Queen Anne Bay windows with iron roof, currently utilised as land sales office/consulting accommodation.

It is located on a reasonably quiet roundabout, enjoying good visibility and accessibility.

The building area is 300m^2, total site area being approximately 3,158m^2.

The property is held within a single Certificate of Title. We are not aware of any easements, encumbrances or other onerous notations on the title, and for the purposes of this valuation, clear title is assumed.

As the building improvements appear to lie within the title boundaries, it is unlikely that any building encroachments would exist. A Licensed Surveyor would need to confirm that the building improvements and fencing lie on or within the title curtilage. This valuation is made on the assumption that there are no encroachments by or upon the property.

Location is favourable, in a well-established, Adelaide Hills residential area, in close proximity to most services within the Mt Barker township.

The building and site improvements are of a character style of property and are not considered 'specialised'. In general, the improvements provide a high level of accommodation, which could be readily adapted for a variety of alternative residential and commercial or consulting uses, and which would be likely to appeal to the broader market.

Perusal of the 'SA Heritage Places Database Search', compiled by the SA Government, confirms the subject property is listed as a local class heritage place being Heritage Number 18823.

If the property was to be listed on the open market, we would anticipate a marketing/selling period of up to 6 months, assuming an adequate level of marketing and promotion by an experienced and competent agent familiar with local conditions, and appropriate preparation for sale.

Our exhaustive market research revealed a lack of directly-comparable recent sales evidence within the immediate vicinity of the subject property – the sales included in this report, some of which may be a little dated or remote from the subject, are considered to provide the best and most relevant indication of market value.

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8.1 SWOT Analysis

Strengths	➢ Well-located, with good exposure and access. ➢ Close to services. ➢ Ample on-site parking provided. ➢ Current strong market. ➢ Attractive character building is in excellent condition ➢ Large land holding.
Weaknesses	➢ Building and gardens require ongoing maintenance. ➢ Roundabout position. ➢ The building does not put the property to its 'highest and best use'. ➢ Building could be potentially vacant after sale ➢ Existing building adds considerable value.
Opportunities	➢ Minor upgrade to residential use as required. ➢ Secure tenancy or tenancies. ➢ Full or partial site redevelopment.
Threats	➢ Downturn in the economy/cost of living crisis. ➢ Fluctuating interest rates.

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9.0 Basis for Valuation

Sales Evidence

In order to assist in determining appropriate value parameters for the subject property, we have investigated sales evidence of broadly similar properties located within the general locality with similar characteristics, and a selection of sales follows (GST-exclusive unless otherwise stated).

Please note comparable sales have been divided into 2 groups, namely vacant land or sites suitable for redevelopment, and properties with improvements similar in nature to the subject.

9.1 Residential Building and Land Sales Evidence

Address	Sale Date	Price	Site Area	Bldg Area	$/m² Bldg	$/m² Land
9 ALEXANDRINA RD, MOUNT BARKER, SA 5251	**17-Apr-25**	**$1,280,000**	**2,033 m²**	**330 m²**	**$3,879**	**$630**
Description:	Return Verandah Villa style dwelling, built 1900, zoned N - Neighbourhood, having 5 bedrooms, 2 bathrooms, 2 car spaces, smaller size allotment, well presented, modern solid timber kitchen, modern federation style bathrooms, original character features, rear verandah under main roof, 6m x 12m garage/workshop. **Inferior Value to Subject-**					
1 HACK ST, MOUNT BARKER, SA 5251	**20-May-25**	**$1,550,000**	**2,600 m²**	**158 m²**	**$9,810**	**$596**
Description:	Conventional style dwelling, built 1950, zoned HDN - Housing Diversity Neighbourhood, having 4 bedrooms, 1 bathroom, 1 car space, smaller size allotment, neatly presented, dated kitchen, dated bathroom. Solid brick 1950's conventional with potential future development site. **Inferior Value to Subject-**					
6 SHANNON RD, BRIDGEWATER, SA 5155	**16-Jun-25**	**$2,450,000**	**3,530 m²**	**375 m²**	**$6,533**	**$694**
Description:	Return Verandah Villa style dwelling, built 1886, zoned RuN - Rural Neighbourhood, having 4 bedrooms, 2 bathrooms, 2 car spaces, similar size allotment, well presented, updated solid timber kitchen, updated modern bathrooms, double carport, verandah, stables, well established appealing garden areas. Slightly superior location. **Superior Value to Subject-**					
5 KIA-ORA ST, MOUNT BARKER, SA 5251	**14-Jul-25**	**$2,000,000**	**748 m²**	**303.81 m²**	**$6,583**	**$2,674**
Description:	Bungalow style dwelling, built 1915, zoned EN - Established Neighbourhood, having 3 bedrooms, 3 bathrooms, 2 car spaces, smaller size allotment, well presented, updated modern kitchen, updated modern bathrooms, renovated throughout, double garage under main roof, rear alfresco under main roof. **Similar Value to Subject-**					

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Address	Sale Date	Price	Site Area	Bldg Area	$/m² Bldg	$/m² Land
5 CLEGGETT RD, LITTLEHAMPTON, SA 5250	**27-Aug-25**	**$1,340,000**	**2,850 m²**	**260 m²**	**$5,154**	**$470**
Description:	Bungalow style dwelling, built 1925, zoned N - Neighbourhood, having 5 bedrooms, 2 bathrooms, 2 car spaces, smaller size allotment, well presented, updated kitchen, updated bathrooms, 5m x 11m garage plus workshop, front porch. **Inferior Value to Subject-**					
Lot 27 HEYSEN BVD, MOUNT BARKER, SA 5251	**10-Oct-25**	**$1,353,000**	**2,139 m²**	**N/A**	**N/A**	**$633**
Description:	Vacant allotment, zoned MPN/EAC - Master Planned Neighbourhood/Emerging Activity Centre, having a total site area of 2,139sqm. Development land with potential for future land division. **Inferior Value to Subject-**					
130 PRINCES HIGHWAY, NAIRNE, SA 5252	**27-Oct-25**	**$1,300,000**	**3,099 m²**	**214 m²**	**$6,075**	**$419**
Description:	Bungalow style dwelling, built 1930, zoned TMS - Township Main Street, having 3 bedrooms, 1 bathroom, numerous car spaces but not undercover, similar size allotment, neatly presented, dated kitchen, dated bathroom. Potential for future redevelopment and/or commercial uses. **Inferior Value to Subject-**					

Analysis:	Building Rate $/m²:	High Low Mean	$9,810 $3,879 $6,339
Analysis:	Site Area Rate $/m²:	High Low Mean	$2,674 $419 $874

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9.2 Rental Evidence

Address	**10 Dawson Street, Strathalbyn, SA 5255**					
Tenant	**Comm**	**Initial Terms**	**Options**	**Lettable Area**	**Net Rent $/pa**	**Rent $/m²**
Multiple Tenants	Not Known	Not Known	Not Known	1,063 m²	$343,356	$323/m²
				**Description**		
				Commercial community complex within in Strathalbyn, tenancies comprising retail, shop, professional office, etc, ample parking offered on site.		
Comparison	Bigger size building, inferior quality of accommodation, inferior rental rate per m².					

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Address	**61 Onkaparinga Valley Road, Woodside, SA 5244**					
Tenant	**Comm**	**Initial Terms**	**Options**	**Lettable Area**	**Net Rent $/pa**	**Rent $/m²**
Ray White Agent	Circa 2022	5 yrs + 5 yrs	Not Known	125 m²	$29,750	$238/m²
				**Description**		
				Professional office situated within an Adelaide Hills township – Woodside, currently tenanted by Ray White Real Estate Agent, basic quality of accommodation, featuring a large rear yard offering ample onsite parking.		
Comparison	Smaller size building, inferior locality, inferior quality of accommodation, inferior rental rate per m².					

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Address	**4 - 8 Gawler Street, Mount Barker, SA 5251**					
Tenant	**Comm**	**Initial Terms**	**Options**	**Lettable Area**	**Net Rent $/pa**	**Rent $/m²**
Banking Corporation	Not Known	Not Known	Not Known	449 m²	$188,000	$419/m²
				**Description**		
				Mian street strip professional office situated at a high exposure position in Mount Barker, good quality of accommodation, tenanted by Commonwealth Bank and Bendigo Bank, featuring several kerbside parking.		
Comparison	Similar level of accommodation, superior exposure, superior rental rate per m².					

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Address	**Units 2 & 4, 83 Mt Barker Road, Stirling, SA 5152**					
Tenant	**Comm**	**Initial Terms**	**Options**	**Lettable Area**	**Net Rent $/pa**	**Rent $/m²**
Hills Psychology Centre and Clements Architecture	Not Known	Not Known	1 x 5-year extension to Hills Psychology Centre	175 m²	$83,909	$479/m²
				**Description**		
				Professional office utility located in Stirling, two strata units occupied by Hills Psychology Centre and Clements Architecture, good quality of accommodation, sharing 16 common onsite car parks with adjoining tenants.		
Comparison	Smaller size building, similar level of accommodation, superior locality, superior rental rate per m².					

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Address	**41-43 Gawler Street, Mount Barker, SA 5251**					
Tenant	**Comm**	**Initial Terms**	**Options**	**Lettable Area**	**Net Rent $/pa**	**Rent $/m²**
Multiple Tenants	Not Known	Not Known	Not Known	1,249 m²	$437,445	$350/m²
				**Description**		
				A large double-storey commercial complex situated within a busy arterial street in Mount Barker, fully leased to 7 established tenants, similar level of accommodation, offering ample kerbside parking.		
Comparison	Bigger size building, superior exposure, similar level of accommodation, similar rental rate per m².					

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Address	**8/2-4 Cameron Road, Mount Barker, SA 5251**					
Tenant	**Comm**	**Initial Terms**	**Options**	**Lettable Area**	**Net Rent $/pa**	**Rent $/m²**
Leased	Jun-15	Not Known	1 x 3 yrs	209 m²	$63,449 (As May 2024)	$304/m²
				**Description**		
				Professional office occupied by a government contract funded group - SYC Ltd, standard accommodation quality, offering 7 onsite parking space, slightly dated evidence, we have adopted an update rental rate of $320/m² as reflective of current rental market.		
Comparison	Slightly dated evidence, smaller size building, inferior accommodation, inferior updated rental rate per m².					

Rental Rate $/m²:		
	High	$479
	Low	$238
	Mean	$355

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10.0 Market Commentary – November 2025

South Australia's Residential Market: The Low-Supply, High-Yield Outperformer

The South Australian residential property market, led by Greater Adelaide, continues to defy expectations of a sharp downturn. Through late 2025, it remains one of Australia's most resilient and consistently performing capital city markets. The entire state's performance is defined by a severe structural undersupply of housing, which sustains price growth and creates intense pressure in the rental market.

Part I: Greater Adelaide's Persistent Capital Growth

Greater Adelaide has maintained strong, steady capital growth, avoiding the volatility seen in larger eastern capitals over recent cycles. The market is characterised by fierce competition for limited stock.

Metric	Performance Data (Approx. Sept/Oct 2025)	Source Note
Median Dwelling Value	Rounded $912,084	[Cotality, Sept 2025]
Annual Dwelling Growth (YoY)	Rounded +6.2% to +7.5%	[PropTrack, Oct 2025; Cotality, Sept 2025]
Monthly Dwelling Growth (MoM)	Rounded +0.9% to +1.2%	[PropTrack, Oct 2025; Cotality, Sept 2025]
Listings vs. 5-Yr Avg	Rounded -34% to -36%	[CoreLogic via API Magazine; OpenAgent, Sept 2025]
Median Days on Market	Rounded 37 Days	[YIP Magazine, Jul 2025]

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Key Drivers:

- **Supply Scarcity**: The most critical driver is the record low level of advertised stock, with listings significantly below the long-term average. This scarcity underpins bidding intensity and price appreciation [CoreLogic via API Magazine].
- **Affordability Demand**: Strongest price gains are concentrated in the lower and middle price segments, as buyers leverage modest improvements in borrowing capacity and seek relatively affordable entry points compared to Sydney and Melbourne. This demand is also supported by continued interstate migration [OpenAgent, Sept 2025].

- **Unit Strength**: The unit market is robust, particularly in terms of yield and rental growth, driven by buyers who are constrained by affordability limitations in the detached house sector [CoreLogic via API Magazine].

Part II: Rental Market and Investor Returns

Adelaide remains one of the most profitable cities for residential investors due to exceptionally tight rental conditions and high gross rental yields.

Metropolitan Adelaide Average Gross Rental Yields

Property Type	Median Price (Approx.)	Median Weekly Rent (Approx.)	Gross Rental Yield (Approx.)	Source Note
Houses	Rounded $845,000 to $900,000	Rounded $595 to 640	3.31% to 3.8%	[YIP Magazine, Jul 2025; CoreLogic via Savings.com.au, Apr 2025]
Units	Rounded $511,000 to $597,000	Rounded $530 to $610	4.7% to 5.94%	[YIP Magazine, Jul 2025; CoreLogic via Savings.com.au, Apr 2025]

- **Yield Leadership**: The Unit market provides a superior cash-flow proposition to investors, with some inner-city and outer-ring unit markets recording gross yields exceeding 6.0% (e.g., Tonsley: 6.3%; Adelaide CBD: 5.94%-6.2%) [Savings.com.au, Apr 2025; OpenAgent, Apr 2025].
- **Vacancy Crisis:** The vacancy rate remains critically low at 0.7% (Feb 2025), putting significant upward pressure on rents and sustaining high yields [SQM Research via National Property Buyers].
- **Regional Outperformance:** Regional South Australia also maintains high yields (4.6%) and strong annual house growth (+9.6% to +12.9%), appealing to both investors and lifestyle migrants [NAB, Q2 2025; Aussie Home Loans, Q2 2025].

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Part III: Supply and Future Outlook

While housing completions have seen record highs, South Australia still faces a significant shortfall in meeting demand, necessitating an urgent increase in land and housing delivery.

- **Construction Momentum**: South Australia saw growth in dwelling commencements (+13% YoY) and has a rising number of dwellings under construction ($15,000 as of March Qtr. 2025), with the State Government committing to major land releases and a $500 million pre-sale guarantee fund to unlock apartment construction in the CBD [SA Treasury, March Qtr. 2025; Premier of South Australia, Oct 2025].
- **Target Shortfall**: Despite progress, South Australia is still projected to be off-track in meeting its share of the National Housing Accord target (targeting 84,000 homes by FY2029), with estimates suggesting only 73.8% of the required homes are currently on track to be delivered [AMPLIFY via Savings.com.au, Oct 2025; Property Council via InDaily, Mar 2025].
- **Forward View**: Growth is widely forecast to continue, albeit at a more moderate pace, into 2026. While some forecasts anticipate that Adelaide's exceptional run may slow relative to a resurgent Sydney and Melbourne, the fundamental issues of low supply and strong economic stability (driven by major defence and energy projects) are expected to underpin price stability and maintain its advantage as an investor-friendly market [PropTrack; ANZ Research via API Magazine].

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11.0 Valuation Rationale

There are several well-accepted, traditional methods of valuation in respect of commercial, retail and industrial property. In this instance, as the property is not generating a rental income, we have utilised the 'Direct Comparison' method as our primary approach, cross-checked by the 'Capitalisation of Imputed Net Income' method.

11.1 Direct Comparison Approach

By this method, Market Value is assessed by the application of a rate ($/m^2), as determined by analysis of comparable sales, to the building or site area of the subject property. This method is considered particularly relevant where some of the comparable sales identified may have been purchased with vacant possession, for owner-occupation ie not subject to a tenancy, or for redevelopment land, or residential property.

In this instance, we believe the existing building improvements may put the property at its 'highest and best use' and therefore Direct Comparison based on site area and building area are considered the most reliable indicator of market value. Our calculations follow:

Our calculations follow:

71 East Parkway Mt Barker - Direct Comparison Analysis			
Site Area 3,158m²	**m²**	**$/m²**	**Value**
Low	3,158m²	$550	$1,736,900
Mid-Point	3,158m²	$600	$1,894,800
High	3,158m²	$650	$2,052,700
Rounded:			**$1,900,000**

71 East Parkway Mt Barker - Direct Comparison Analysis			
Building Area 337m²	**m²**	**$/m²**	**Value**
Low	337m²	$5,000	$1,685,000
Mid-Point	337m²	$5,500	$1,853,500
High	337m²	$6,000	$2,022,000
Rounded:			**$1,900,000**

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11.2 Capitalisation of Net Income Approach

The **Capitalisation of Net Income** method of valuation has regard to the income-generating capacity of the property.

We consider that due to the size and quality of the building, in this instance the Capitalisation method also provides a reliable indication of market value. A cursory Capitalisation exercise based on $350/m^2 net annual rent, and a capitalisation rate of 5.5% produces a value of $1,900,000.

11.3 Valuation Reconciliation

In forming an opinion of value, consideration was given to the location of the subject property, as well as age, size, and condition of improvements (both building and ancillary site improvements), plus accessibility, visibility, zoning, and tenure.

Taking into account the sales evidence and the above valuation approaches, we have adopted market value in the amount of **$1,900,000**.

12.0 Valuation Certification

We confirm we have inspected the subject property on 27th November 2025 and assess the freehold market value of **71 East Parkway, Mt Barker, SA 5251** as at **27th November 2025**, exclusive of GST and subject to non-contamination, identified encumbrances and our remarks contained herein on an "As Is" basis for Pre purchase purposes, as follows:

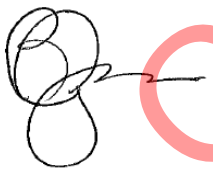
$1,900,000 (One Million Nine Hundred Thousand Dollars) (Exclusive of GST).

Issued By:

McLEAN GLADSTONE PTY LTD, REAL ESTATE VALUERS



JEREMY D. CARTER
B. App. Sc. Valuation, A.A.P.I, Member No. 63985
Associate Australian Property Institute
Certified Practicing Valuer



BARRY CURZONS
B.Bus. Property, A.A.P.I., Member No. 64223
Associate Australian Property Institute
Certified Practicing Valuer

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13.0 Special Comments

(a) Whilst we carried out a careful building inspection, we advise that we have not completed a detailed structural survey, tested any of the services, or inspected unexposed or inaccessible portions of the building and are therefore unable to state that these are free from defect, rot or infestation (not applicable for vacant land).

(b) We advise that the valuation has been completed in accordance with supportive documentation supplied. Following investigations, we have now assumed that there are no other agreements or documents in existence which would vary the terms and conditions of the data provided to us.

(c) This Report is relevant as at the date of preparation, and to economic circumstances prevailing at this time.

(d) We certify that this valuation, where applicable, complies with your standard instructions to Valuers and in accordance with the Australian Property Institute – Australian & New Zealand Valuation and Property Standards as published in the 2015 edition in addition to the API Code of ethics and Rules of Conduct as applicable.

(e) Neither the whole nor any part of this Report or any reference thereto may be included in any document, circular or statement without our written approval of the form and context in which it will appear. Finally, and in accordance with our standard practice we must state that this valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

(f) Neither the Valuer nor McLean Gladstone Pty Ltd has a pecuniary interest in the property which has been valued for first mortgage finance purposes / financial reporting purposes / acquisition purposes / disposal purposes/ insurance replacement or any other purpose.

(g) The Valuer holds a Certified Practicing Valuer accreditation with the Australian Property Institute and has a minimum of 5 years post qualification experience.

(h) In accepting this valuation, Client acknowledges that McLean Gladstone Pty Ltd shall not be liable to Client for any loss or damage incurred by Client due to McLean Gladstone Pty Ltd's ordinary negligence, or circumstances beyond McLean Gladstone Pty Ltd's control. McLean Gladstone Pty Ltd shall indemnify Client for any direct loss or damage incurred by Client due to McLean Gladstone Pty Ltd gross negligence, or willful acts or omissions, provided, however, that (i) Client submits a report to McLean Gladstone Pty Ltd in writing via certified mail, within 10 days of the occurrence of a negligent or willful act or omission on the part of McLean Gladstone Pty Ltd, which report shall explain the circumstances in detail; and (ii) McLean Gladstone Pty Ltd, at its sole discretion, after investigation, notify Client that McLean Gladstone Pty Ltd agrees that the circumstances described in the written notice constitute a grossly negligent or willful act or omission on McLean Gladstone Pty Ltd's part. In the event McLean Gladstone Pty Ltd determines that the circumstances described in such notice do in fact constitute a grossly negligent or willful act or omission on McLean Gladstone Pty Ltd's part, McLean Gladstone Pty Ltd, in McLean Gladstone Pty Ltd's sole discretion, shall issue a credit to Client against future payments for damages incurred by Client as a result of any such negligent or willful act or omission and shall relieve Client of any further liability with respect thereto; provided, however, that in no event shall McLean Gladstone Pty Ltd be liable to Client for any amounts in excess of the fees paid by Client to McLean Gladstone Pty Ltd for the calendar month in which such grossly negligent or willful act or omission occurred.

(i) For any valuation other than a retrospective valuation:
"This valuation is subject to the following Market Movement Clause:
This valuation is current as at the dated of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property or factors that the Value could not have reasonably become aware of as at the date of the Report). We do not accept liability for loses arising from such subsequent changes in value. No person or entity can rely upon this valuation after the expiration of 90 days from the date of the valuation (or such earlier date if such person or entity becomes aware of any factors that have any effect on the valuation). We do not assume any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of the valuation (or such earlier date if such person or entity becomes aware of any factors that have any effect on the valuation)."
For a retrospective valuation:
"This valuation is subject to the following Market Movement Clause:
The valuation is current as at the date of valuation only. We do not accept liability for losses arising from subsequent changes in value."

(j) As stipulated under our Professional Indemnity policy this valuation may not be relied upon directly or indirectly for mortgage purposes:
i. for or on behalf of a Solicitor Lender or any person lending money through a Solicitor Lender; or
ii. for which responsibility is accepted to any Solicitor Lender or any person lending money through a Solicitor Lender.
For avoidance of doubt, "Solicitor Lender" means any solicitor involved in arranging, controlling, managing, broking or otherwise inducing the lending of money on mortgage security (including but not limited to any solicitor controlled or managed mortgage fund) BUT shall not include any mortgage fund registered as a Managed Investment Scheme.

(k) As stipulated under our Professional Indemnity policy this valuation may not be relied upon for any lending in connection with any managed investment scheme, as defined under section 9 of the Corporations Act 2001 (Cth) which;
(i) has as its prime and substantial purpose the provision of tax benefits to investors; or
(ii) is involved in any form of direct or indirect investment in primary production (including property used for primary production).

(l) "This valuation is subject to the following Prudent Lending Clause.
This valuation has been prepared on the assumption that the Lender (and no other person or entity):
- Referred to in this Valuation report; or
- To whom this Valuation report has been specifically assigned in writing to us,

may rely on this Valuation for mortgage finance or mortgage security purposes, provided always that such Lender has complied with its own prudential lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspect of credit risk for any potential borrower including, but not limited to, the borrower's personal circumstances, past credit history, financial position and the ability to service and repay any loan.
Further, this Valuation is only valid if the Lender providing the mortgage financing or holding mortgage security uses a prudent and conservative Loan to Valuation Ratio (LVR). No liability will be accepted if prudent lending practices fail to be strictly observed or if the Lender relies on this Valuation, and no other criteria (including prudent aspects of credit risk, the asset class, the location and the marketability of the property), to advance loan funds."

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(m) Building & Construction
This Valuation inspection and Report does not constitute a structural survey and is not intended as such. We have carried out an inspection only of the exposed and readily accessible areas of the improvements. Note, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries. This Valuation has been based on the condition of the structural improvements and the property in general as at the inspection date, and if the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fittings removed there is likely to be a significant write down in the asset value when compared to the current assessment. Under these circumstances the Valuer will not be responsible for any reduction in value.

(n) This Valuation inspection and Report does not constitute a structural survey and is not intended as such. We have carried out an inspection only of the exposed and readily accessible areas of the improvements. Note, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries. This Valuation has been based on the condition of the structural improvements and the property in general as at the inspection date, and if the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fittings removed there is likely to be a significant write down in the asset value when compared to the current assessment. Under these circumstances the Valuer will not be responsible for any reduction in value.

(o) Insurance Replacement Cost Estimate
The recipient of this report is advised that the undersigned is not a Quantity Surveyor and has relied on published building costing guides to arrive at an opinion of replacement cost for insurance purposes for the subject property improvements. Our estimate includes an allowance for the following:
(a) demolition and removal of debris;
(b) professional fees and preliminaries and contingency costs;
(c) extra cost of reinstatement;
(d) an inflation factor in respect to lead time for demolition and building approval, construction period and policy year. (It does not include loss in rental income or include contents for owners or tenant's furniture or personal effects). The amount estimated includes G.S.T.

(p) Improvements
This valuation assumes that all improvements have been constructed in accordance with the appropriate planning and building regulations in force at the time of construction, and that all appropriate approvals have been obtained from the relevant authorities. The valuation is made on the basis that there are no encroachments by or upon the property. If the instructing party has any concerns regarding encroachments, they should be referred to a Registered Surveyor for advice or current survey report.

(q) Land Dimensions/Area
Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.

(r) Environmental
The client acknowledges and recognizes that the Valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The Valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the Valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or costs associated with the clean-up of the property to which an environmental hazard has been recognized, including action by the Environmental Protection Agency to recover clean-up costs pursuant to the relevant Environmental Protection Act.

(s) Body Corporate Records
We advise that we have not concluded a search of the Body Corporate records and our valuation assumes there are no outstanding requisitions or legal liabilities. We recommend the recipient of this report conduct a search of the Body Corporate records prior to reliance on this report should they deem this necessary.

(t) Flooding
There was no hydrologist report available, so we are unable to state whether the property is subject to inundation or under what circumstances.

(u) Pest Inspection
We have not sighted a current pest inspection report. As we are not experts in this field we cannot confirm the improvements are free from any pest infestation.

(v) Fire Rating
We have not sighted a Fire Rating report for this property.

(v) Intellectual Property
The Valuation Firm grants the Client a royalty free, non-exclusive, irrevocable licence to use, copy and reproduce the Valuation for the purposes of, or in connection with, the purpose for which the Valuation was provided.

(w) Valuation Protocol – Cladding on Buildings
Where the building/development appears to be clad, we are unable to identify from our visual inspection whether the cladding used, or method of attachment, is compliant/conforming or non-compliant/non-conforming.
This valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal codes and or standards. Should this not be the case, we reserve the right to review our valuation.
We are not experts in 'cladding' or methods of attachment and are not qualified to determine the existence of non-conforming or non-compliant cladding. We do not accept responsibility or liability for any losses whatsoever arising from the Valuer failing to identify non-conforming or non-compliant cladding.
Prior to any reliance on the Valuation Report by any Lender/LMI, the Lender/LMI and any other party nominated in the Report as being entitled by the Valuer to rely upon the Report, those parties must make their own enquiries regarding the cladding used, including the application, installation, specification and utilisation of the cladding, and its compliance with all approvals, relevant law, legislation, legal codes and or standards.

(x) This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the

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date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically."

(y) This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of the impact of COVID-19 pandemic, general market movements, factors specified to the particular property or factors that the Valuer could not have reasonably become aware of as at the date of the Report). As such, any Lender should apply an abundance of caution and monitor and review the situation, utilising the Lender's own internal and external research and resources on a regular basis and as it evolves. We do not accept responsibility or liability for losses arising from such subsequent changes in value."

Given the market uncertainty and resultant significant valuation uncertainty noted, we recommend that the Instructing Party/Client review this Valuation periodically. Should the subject property be able to be reinspected, it is the prerogative of the Instructing Party/Client to reinstruct the Valuer at a later date."

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14.0 Certificate of Title and Valuation Details

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	27/11/2025 04:23PM
Customer Reference	
Order ID	20251127009228

Certificate of Title

Title Reference	CT 6175/277
Status	CURRENT
Easement	YES
Owner Number	70983364
Address for Notices	L 7, 200 ST GEORGES TCE PERTH, WA 6000
Area	3158m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

PEET MT BARKER PTY. LTD. (ACN: 169 621 756)
OF L 7 200 ST GEORGES TERRACE PERTH WA 6000

Description of Land

ALLOTMENT 6789 DEPOSITED PLAN 112861
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5809001051	CURRENT	71 EAST PARKWAY, MOUNT BARKER, SA 5251

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	27/11/2025 04:23PM
Customer Reference	
Order ID	20251127009228

Administrative Interests

NIL

Valuation Record

Valuation Number	5809001051
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2016
Property Location	71 EAST PARKWAY, MOUNT BARKER, SA 5251
Local Government	MOUNT BARKER
Owner Names	PEET MT BARKER PTY. LTD.
Owner Number	70983364
Address for Notices	L 7, 200 ST GEORGES TCE PERTH, WA 6000
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	2500 - Office (Buildings)
Description	DISPLAY HRV
Local Government Description	Commercial - Office

Parcels

Plan/Parcel	Title Reference(s)
D112861 ALLOTMENT 6789	CT 6175/277

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$520,000	$1,150,000			
Previous	$470,000	$1,125,000			

Building Details

Valuation Number	5809001051
Building Style	Not Available
Year Built	Not Available
Building Condition	Good
Wall Construction	Brick

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Product	Title and Valuation Package
Date/Time	27/11/2025 04:23PM
Customer Reference	
Order ID	20251127009228

Roof Construction	Galvanised Iron
Equivalent Main Area	290 sqm
Number of Main Rooms	Not Available

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

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15.0 SAPPA Parcel Report

SAPPA Parcel Report

Date Created: November 26, 2025

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Unit Number:	
Street Number:	71
Street Name:	EAST
Street Type:	PWY
Suburb:	MOUNT BARKER
Postcode:	5251

Property Details:

Council:	MOUNT BARKER DISTRICT COUNCIL
State Electorate:	HEYSEN (2014), KAVEL (2018), KAVEL (2022), KAVEL (2026)
Federal Electorate:	MAYO (2013), MAYO (2016), MAYO (2019)
Hundred:	MACCLESFIELD
Valuation Number:	5809001051
Title Reference:	CT6175/277
Plan No. Parcel No.:	D112861A6789

Zoning details next page

Scale ≈ 1:2257 (on A4 page)

100 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

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Government of South Australia
Department for Housing and Urban Development

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Zone Details

Zones

Master Planned Neighbourhood (Z3903) - MPN

Neighbourhood (Z4201) - N

Subzones

Emerging Activity Centre (S1505) - EAC

Overlays

Affordable Housing (O0306)

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

Hazards (Bushfire - Medium Risk) (O2408) - Medium

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Local Heritage Place (O3602) - 18823

The Local Heritage Place Overlay seeks to maintain the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Murray-Darling Basin (O3904)

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation (O4202)

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area (O4802)

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

River Murray Tributaries Protection Area (O5403)

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Regulated and Significant Tree (O5404)

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

Variations

Maximum Building Height (Metres) (V0002)

Maximum building height is 9m

Minimum Frontage (V0004)

Minimum frontage for a detached dwelling is 15m; group dwelling is 15m

Minimum Site Area (V0005)

Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm

Concept Plan (V0006)

Concept Plan 2 - Hurling Drive, Mount Barker

Concept Plan (V0006)

Concept Plan 3 - Mount Barker and Littlehampton

Maximum Building Height (Levels) (V0008)

Maximum building height is 2 levels

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16.0 Building Specifications

SPECIFICATION NOTES

DEMOLITION

-DEMOLISH THE CURRENT INTERNAL NON-LOADBEARING WALLS OR BATHROOM, KITCHEN AND JOINERY FITTINGS INDICATED, FORMATION OF NEW OPENINGS IN THE MASONRY AND TIMBER FRAMED WALLS ARE TO BE BY THE MASON AND CARPENTER RESPECTIVELY.
-CAREFULLY AND ACCURATELY CUT THE CURRENT CONCRETE SLAB TO THE SOUTH VERANDAH ON THE INSIDE LINE OF THE CURRENT STONE RETAINING WALL TO FORM A CONTINUOUS STRAIGHT LINE
-BREAK UP, REMOVE FROM SITE AND DISPOSE OF LEGALLY THE CONCRETE BETWEEN THE INSIDE EDGE OF THE RETAINING WALL AND THE WALLS OF THE BUILDING, TAKING CARE AGAINST THE WALLS TO PREVENT DAMAGE TO THE FACE OF THE STONE.
-CAREFULLY EXCAVATE THE FILL BEHIND THE BACK OF THE RETAINING WALL AND DISPOSE OF
-LEGALLY OFF SITE, TAKING THE LEVEL DOWN TO THE BASE OF THE RETAINING WALL AND THE ADJACENT BUILDING WALLS WITHOUT EXPOSING THEIR FOOTINGS.
- DEMOLISH THE CURRENT CONCRETE SLAB TO THE WEST VERANDAH.
-CAREFULLY REMOVE THE WALL AND GLAZED INFILL PANELS BETWEEN THE POSTS TO THE WEST VERANDAH TO BE REMOVED WITHOUT DAMAGING THE STRUCTURAL POSTS.
-REMOVE THE EXISTING AIR CONDITIONING UNITS AND ASSOCIATED CONDUITS AND WIRING TO THE SOUTH ELEVATION.

EXCAVATION

-EXCAVATE AND REDUCE THE GROUND LEVEL AROUND THE NORTHEAST CORNER OF THE BUILDING TO ENSURE THE FINISHED PAVING LEVEL WILL BE BELOW THE EXISTING SANDSTAR DAMPCOURSE IN THE WALL.
-ALLOW ADEQUATE FALLS AND NECESSARY DRAINAGE AWAY FROM THE WALLS.

STORMWATER

-DECOMMISSION ALL EXISTING STORMWATER PIPES WHOSE REMOVAL IS IMPRACTICAL OR ARE NOT ABLE TO BE INTEGRATED INTO THE NEW WORKS.
-SUPPLY AND INSTALL THE NEW UNDERGROUND STORMWATER DISPOSAL SYSTEM DESIGNED TO SUIT THE SIZE AND CONFIGURATION OF THE DOWNPIPES AND THE ROOF AREA TO BE CONNECTED INTO THE NEW OFF-SITE STORMWATER DISPOSAL SYSTEM. PROVIDE NEW RISERS AT THE BASE OF THE DOWNPIPE LOCATIONS.
-CAREFULLY CUT/LIFT EXISTING PAVING AND TRENCH AS REQUIRED TO INSTALL THE NEW DISPOSAL SYSTEM. ALL TRENCHES ARE TO BE LAID OUT IN STRAIGHT LINES BETWEEN PITS AND BENDS, GRADED TO SUIT A CONSISTANT AND EVEN FALL. BACKFILL AND COMPACT THE TRENCHES USING CLEAN QUARRY SAND FREE FROM SALTS AND MAKE GOOD THE PAVING AS NECESSARY.

PAVING

-PREPARE BASE AND SUPPLY AND INSTALL NEW SLAB PAVING TO THE SECTION OF THE WEST VERANDAH AFTER THE REMOVAL OF THE CONCRETE SLAB.
-PROVIDE NEW PAVING (TO BE SELECTED BY THE SUPERINTENDENT) TO THE AREA OF REDUCED PAVING LEVELS AROUND THE NORTHEAST CORNER OF THE BUILDING.
-CAREFULLY AND ACCURATELY CUT AND REMOVE FROM THE SITE & DISPOSE OF LEGALLY THE PORTIONS OF THE CONCRETE VERANDAH FLOOR WHERE INDICATED FOR THE INSTALLATION OF THE NEW TRENCH AGAINST THE BASE OF THE WALL.
-LAY AND COMPACT THE BASE OF THE TRENCH, ENSURING THAT ANY INTRODUCED MATERIAL IS FREE OF SALTS - NO DOLOMITE IS TO BE USED.
-CAREFULLY FORM UP AND POUR A NEW CONCRETE FLOOR AND SIDE ON THE SLAB SIDE OF THE TRENCH, ENSURING THE FLOOR OF THE TRENCH IS LOCATED A MINIMUM OF 50MM BELOW THE LINE OF THE EXISTING SANDSTAR DAMPCOURSE IN THE WALL. PROVIDE COMPRESSIBLE BITUMEN IMPREGNATED FOAM BETWEEN THE BASE OF THE STONE WALL AND THE NEW CONCRETE TO FLOOR ENSURE THE BUILDING.
-FINISH THE TOP OF THE SIDE TO MATCH THE SURFACE OF THE VERANDAH FLOOR, PROVIDE A TROWELED FINISH WITH AN INTEGRAL COLOURING TO MATCH THE CURRENT RED COLOURING OF THE SLAB FINISH TO MATCH THE TEXTURE OF THE EXISTING ADJACENT CONCRETE WITH MATCHING TOOLING OF THE JOINT BETWEEN THE NEW AND THE EXISTING.
-SUPPLY AND INSTALL A HEEL SAFE LONGITUDINAL GRILLE (ADD BLACK PLASTIC 'INTERCEPT' ANTI-SLIP OR EQUAL APPROVED) TO THE TOP OF THE NEW TRENCH AGAINST WALL INCLUDING ALL SUPPORT ANGLES AND FRAMING. FIX TO ENSURE THE LENGTHS OF GRATING ARE REMOVABLE TO ALLOW FOR FUTURE CLEANING.

MASONRY

-PROTECT ALL ADJOINING SURFACES THROUGHOUT THE WORK, PARTICULARLY PAVING SURFACES BELOW SECTIONS OF WALL TO BE POINTED. CLEAN UP ALL DAGS ETC BEFORE THESE CURE TO PREVENT STAINING OF THE SURFACES.
-POULTICE, NEUTRALISE, TEST AND WASH DOWN THE SECTION OF STONE WALL TO THE NORTH ELEVATION INDICATED TO REMOVE THE CURRENT IRON STAINING. REVIEW THE NATURE OF THE DEPTH FOR THE FINAL POINTING, TRAMPING & COMPACTING THESE LAYERS TO ENSURE THERE ARE NO POULTICE WITH THE SUPERINTENDENT AND CARRY OUT A SAMPLE FOR APPROVAL.
-REMOVE THE PLASTER FROM THE MASONRY WALLS OF THE WEST VERANDAH AFTER THE DEMOLITION OF THE EXISTING KITCHEN AND REPOINT STONE.
-CAREFULLY DISASSEMBLE THE BRICKWORK FORMING THE SHALLOW PROJECTING BAY AROUND THE WINDOW OF THE BATHROOM UNDER THE SOUTH VERANDAH AND MAKE GOOD THE OPENING INCLUDING THE REMOVAL OF ANY PLASTER TO THE NEW EXTERNAL REVEAL FOR THE INSTALLATION OF A NEW WINDOW.
-ALTER THE EXISTING DOOR OPENING TO THE WEST END OF THE NORTH VERANDAH TO RAISE THE HEAD, INCLUDING INSTALLING A NEW LINTEL IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DOCUMENTS.
-FORM THE NEW OPENINGS IN THE INTERNAL WALLS INDICATED INCLUDING THE BUILDING IN OF THE LINTELS REQUIRED BY THE STRUCTURAL ENGINEER.
-REMOVE THE EXISTING BRICK STEPS FROM THE DOOR OPENINGS TO THE WEST VERANDAH, BUILD UP NEW STEPS IN RED BRICKWORK TO THE OPENINGS INDICATED TO MATCH THOSE TO THE EXISTING DOORS AND LAY APPROXIMATELY 30MM THICK MINTARD SLATE FLAGS TO THE TOP AS TREADS HAVING SQUARE NOSED EDGING TO THE NOSING AND THE SIDE RETURNS.
-CAREFULLY REMOVE THE INDICATED DETERIORATED STONES. CLEAN THE SURROUNDING STONE, PANPEN DOWN & BUILT UP USING SOUND SECONDHAND STONE TO MATCH THE SIZE AND COLOURING OF THE EXISTING STONE. BUILD UP THE MORTAR IN LAYERS NOT EXCEEDING 25MM COMPACTED FINALLY TO REMOVE ALL VOIDS TO A SURFACE FLAT, EVEN SURFACE TO SUIT FORMING THE BED OF ANY TRUE COURSE TO BE LAID ON THE BUILDING STONE. THE STONE IS SQUARE, PLUMB AND LEVEL TO THE FACE OF THE WALL.
-INDENT A NEW PIECE OF SECOND HAND MATCHING STONE TO THE BLU INDICATED.
-CAREFULLY DESHORE AND REPIECE THE VARIOUS NON-FUNCTIONAL BRICKS INDICATED WITH THE MORTAR STRUCK BACK READY FOR SUBSEQUENT POINTING.
-CAREFULLY RAKE OUT THE EXISTING POINTING TO THE SECTIONS OF WALL INDICATED AND ABOVE ALL CURRENTLY BUILT IN 'ROP FLASHINGS TO ALLOW FOR THE FLASHING REMOVAL AND REPLACEMENT BY THE ROOFING CONTRACTOR. RAKING OUT TO BE CARRIED OUT USING HAND TOOLS TAKING CARE NOT TO DAMAGE THE ARRIS OF THE STONE IN THE PROCESS. REMOVE THE MORTAR TO A MIN DEPTH OF 25MM BUT DEEPER FOR WIDE RUBBLE JOINTS, WITH THE REAR OF THE JOINT FINISHED SQUARE & NOT POINTED. THOROUGHLY CLEAN OUT THE JOINT TO ENSURE NO DUST REMAINS BEFORE APPLYING THE NEW POINTING.
-MORTAR TO BE USED FOR BEDDING OF MASONRY IS TO BE A MIX OF COMPRISED OF 1 PART NHL 2.0 (NATURALLY HYDRAULIC LIME) TO 2½-3 PARTS WELL GRADED SAND, BY VOLUME IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
-MORTAR TO BE USED FOR THE REPOINTING TO BE A MIX COMPRISED OF 1 PART NHL HYDRAULIC LIME PUTTY TO 2½-3 PARTS SAND BY VOLUME, WITH TRASS REMAINING A PERCENTAGE OF THE SAND VOLUME. MATERIALS TO BE COMPRISED OF THE FOLLOWING:
- LIME PUTTY TO BE LIME INDUSTRIES BLUE LABEL BAGGED LIME PUTTY OR EQUAL APPROVED - DRY HYDRATED LIME POWDER RUN TO A PUTTY WILL NOT BE ACCEPTED.
- SAND IS TO BE WASHED, DRY, SHARP, QUARTZITE SAND WITH NO CLAY CONTENT, FREE FROM EFFLORESCING SALTS, SELECTED FOR COLOUR AND GRADING AS THE AUSTRALIAN STANDARD 2658 BELOW MORTAR.
- NATURAL VOLCANIC TRASS (WESTOX OR EQUAL APPROVED) TO THE PROPORTIONS BELOW.

MATERIALS ARE TO BE STORED IN SUITABLE CONTAINERS AND PROTECTED FROM THE WEATHER IMMEDIATELY BEFORE USE BY ADDING SUFFICIENT WATER TO THE TRASS TO FORM A SLURRY & THOROUGHLY MIXING INTO THE COURSE STUFF, THE TRASS IS TO BE 5% OF THE COMBINED LIME PUTTY/SAND.

- NATURAL OXIDE COLOURING ADDED TO THE POINTING MIX RESTRICTED TO A MAX 10% OF THE SAND CONTENT TO ACHIEVE THE DESIRED COLOUR.

-LIME PUTTY MORTAR CANNOT BE MIXED WITH TRADITIONAL CEMENT MIXERS BUT MUST BE BEATEN & CHOPPED - MORTAR PREPARED IN A CEMENT MIXER WILL BE REJECTED. MIXING IS TO TAKE PLACE WITHOUT THE ADDITION OF WATER BEYOND THAT CONTAINED IN THE PUTTY, BEAT THE MORTAR UNTIL THE DESIRED WORKABILITY IS REACHED - THE MIX IS TO BE SMOOTH BUT STIFF & DRY.
-PREPARE A MINIMUM OF 6 OFF 90MM DIA BISQUIT SAMPLES OF THE POINTING MORTAR USING A VARIETY OF NATURAL SANDS AND OXIDES TO ACHIEVE A MORTAR COLOUR TO MATCH THE EXISTING POINTING COLOUR, SAMPLES ARE TO BE APPROVED BY THE SUPERINTENDENT AND ADDITIONAL SAMPLES ARE TO BE PROVIDED IF THE CURRENT ARE UNSUITABLE AT NO ADDITIONAL COST TO THE CONTRACT.
-POINTING IS TO BE FINISHED FLUSH WITH THE FACE OF THE STONE WITHOUT EXTENDING OVER THE STONE SURFACE AND TO BE FINISHED WITH RULED AND LINED JOINTS TO MATCH THE EXISTING POINTING. PREPARE A 1.0ME SAMPLE OF THE PROPOSED POINTING TO BE APPROVED WITH THE SUPERINTENDENT WE WILL BE REQUIRED BEFORE FURTHER WORK CAN TAKE PLACE - FURTHER SAMPLES MANY BE REQUIRED IF THE SUPERINTENDENT IS NOT SATISFIED AND IS TO OCCUR AT NO ADDITIONAL COST TO THE CONTRACT. THE POINTING WORK IS TO MATCH THIS SAMPLE WHICH IS TO REMAIN IN THE WALL FOR THE SAKE OF COMPARISON & MAY BE INTERGRATED INTO THE FINAL WORK IF SO DESIRED.
-THE POINTING TO EACH WALL PLANE IS TO BE OF EVEN CONSISTANT COLOURING TO MATCH THE EXISTING MORTAR THAT WILL REMAIN IN THE PLACE - UNEVEN COLOURING WILL BE REJECTED.
POINTING INDICATIVE OF INADEQUATE PREPARATION, SUCH AS PRODUCING A SANDY GRIT WHEN RUBBED, WILL BE REJECTED.
-THOROUGHLY DAMPEN DOWN THE RAKED OUT WALL SURFACE, PARTICULARLY THE BACK OF THE JOINT. WHERE JOINTS ARE DEEP, BACKFILL IN LAYERS APPROX 25MM THICK TO PROVIDE UNIFORM DEPTH FOR THE FINAL POINTING, TRAMPING & COMPACTING THESE LAYERS TO ENSURE THERE ARE NO VOIDS. ALLOW TO STIFFEN & PROVIDE FURTHER COMPACTION IF SHRINKAGE CRACKS FORM, SCRATCHING THE SURFACE TO FORM A KEY FOR THE FINAL POINTING. FILL THE FINAL ASSEMBLY.
-THE MORTAR TO BE USED FOR REPOINT THE JOINT IMMEDIATELY ABOVE ANY NEW ROOF FLASHINGS IS TO HAVE SHORT CHOPPED POLYESTER FIBRE (STEALTH SUPPLIED BY THE ADELAIDE SPECIALIST COATINGS OR EQUAL APPROVED) ADDED TO THE MIX IMMEDIATELY BEFORE USE TO PROVIDE ADDITIONAL FLEXIBILITY.
-FINISHING IS TO OCCUR WHEN THE MORTAR IS STILL GREEN BUT HAS A SEMI-HARD, STIFF CONSISTENCY - WORKING BEFORE FIRM RISKS BRING THE LIME TO THE SURFACE. DO NOT OVER WORK/POLISH THE JOINT. BEAT OR TAMP THE JOINT WITH A STIFF NATURAL FIBRE BRUSH, CAREFULLY PLAN THE DISTRIBUTION OF THE LINES TO MATCH THE PATTERN OF THE ORIGINAL. IRONING THESE USING THE CORRECTLY SIZED JOINTING IRON ADED BY A SQUARE AND SPIRIT LEVEL. PAINT THE LINES TO THE NEW AND EXISTING JOINT AS REQUIRED USING THE CORRECTLY COLOURED PAINT AND SIZED MASON'S LINER BRUSH DEPENDING UPON THE SPECIFIC SECTION OF THE BUILDING LIGHTLY MIST WITH WATER ON COMPLETION.
-REPLACE THE MORTAR FILLETS INDICATED AROUND THE DOOR AND WINDOW OPENINGS. THE MORTAR FOR THE FILLETS IS TO HAVE SHORT CHOPPED POLYESTER FIBRE (STEALTH SUPPLIED BY THE ADELAIDE SPECIALIST COATINGS OR EQUAL APPROVED) ADDED TO THE MIX IMMEDIATELY BEFORE USE. THE SIZE AND PROFILE OF THE FILLET IS TO MATCH THE EXISTING FILLETS.
-REMOVE ANY DEFUNCT FITTINGS AND FIXINGS, INCLUDING THE BRACKETS TO THE CHIMNEY, AND REPOINT ALL FORMER FIXING HOLES TO THE MASONRY SURFACES, INCLUDING WHERE SERVICES HAVE BEEN REMOVED).
-ANY MORTAR SMEARED ACROSS THE FACE OF THE STONE IS TO BE IMMEDIATELY AND THOROUGHLY REMOVED WITH CLEAN WATER TO PREVENT STAINING WHEN THE MORTAR CURES.
-ALLOW FOR THE SLOW, CONTROLLED CURING OF THE POINTING, PROTECT FROM STRONG WINDS OR IN WARM WEATHER SHADE BY CONSTRUCTING TEMPORARY SCREENS AND BARRIERS. AFTER THE INITIAL SET, PROVIDE REGULAR LIGHT MISTINGS OF WATER, TYPICALLY TWO OR THREE TIMES A DAY, TO ENSURE THE MORTAR REMAINS CONSTANTLY DAMP. PROTECT FOR A MINIMUM OF ONE WEEK, LONGER DURING WEATHER OVER 30°C.

CARPENTRY

-CAREFULLY TEMPORARILY PROP THE ROOF OR CEILING STRUCTURES WERE NECESSARY TO CARRY OUT THE IDENTIFIED REPAIRS AND DEMOLITION WORKS.
-ALL NEW TIMBERS ARE TO BE SEASONED, TIGHT GRAINED, OF PREMIUM QUALITY, FREE OF KNOTS & OF A MOISTURE CONTENT TO MATCH THE TIMBER BEING REPLACED. NEW TIMBER IS TO MATCH THE SPECIES OF THE EXISTING IN SPLICED & SCARFED REPAIRS.
-ALL NEW FIXINGS ARE TO BE 316 STAINLESS STEEL OR HOT DIPPED GALVANISED.
-WHERE ROT IS ENCOUNTERED, TREAT THE MEMBER IN THE FOLLOWING MANNER:
- WHERE TIMBER IS ROTTED IN CROSS SECTION TO A DEPTH OF LESS THAN 5MM, ROTTED MATERIAL IS TO BE CUT BACK TO SOUND TIMBER AND THE REMAINING TIMBER WITH FUNGICIDE. THE MEMBER IS TO BUILT BACK UP TO ITS ORIGINAL DIMENSION WITH AN APPROPRIATE TWO PACK EPOXY OR POLYESTER FILLER WITH RESIN LEVELS SIMILAR TO OAK BODY FILLERS.
- WHERE TIMBERS ARE ROTTED TO A DEPTH GREATER THAN 5MM BUT NOT MORE THAN 50% OF THE SECTION, THE ROTTED MATERIAL IS TO BE SCRAPED OUT AND THE SUBSTRATE CUT BACK TO AN EVEN SURFACE TO ALLOW A NEW PIECE OF TIMBER TO BE SCARFED IN AND BOTH THE EXISTING AND NEW TIMBER IS TO BE TREATED WITH FUNGICIDE. THE GRAIN OF THE SPLICED TIMBER SHOULD BE OF MATCHING LINE AND DENSITY AS THE EXISTING TIMBER. FIX THE NEW TIMBER USING A TWO PACK EPOXY ADHESIVE AND COUNTERSUNK 316 STAINLESS STEEL SCREWS WITH SCREW HEADS SUBSEQUENTLY CONCEALED BY FILLER, DRESS & FINISH THE NEW TIMBER TO MATCH THE PROFILE OF THE ORIGINAL AND FILL ANY JOINTS WITH A TWO PACK EPOXY OR POLYESTER FILLER.
- WHERE TIMBERS ARE ROTTED IN CROSS SECTION TO A DEPTH GREATER THAN 50%, THE TIMBER IS TO BE CUT OUT AND NEW TIMBER SPLICED INTO THE EXISTING AS SPECIFIED ABOVE. IF ROT IS EXTENSIVE THROUGHOUT THE MEMBER, IT IS BE DISMANTLED AND RECONSTRUCTED BY SPLICING IN NEW TIMBER AS INDICATED ABOVE.
- WHERE JOINTS ARE ROTTED TO A DEGREE AS TO BE LOOSE OR NO LONGER PROVIDE SUPPORT, THE JOINT IS TO BE DISMANTLED AND RECONSTRUCTED BY SPLICING IN NEW TIMBER AS INDICATED ABOVE. ENSURE THE TIMBER SPECIES AND ORIENTATION OF THE GRAIN OF THE NEW REPAIR MATCHES THAT OF THE EXISTING TIMBER. FLOOD COAT BOTH THE EXISTING AND NEW TIMBER WITH TWO COATS OF FUNGICIDE PRIOR TO SPLICING.

-WHERE ROTTEN MATERIAL IS REMOVED FROM AN EXISTING MEMBER, TREAT THE REMAINING MEMBER, ALL OF THE REPLACEMENT TIMBER AND ANY ADJOINING TIMBER WITH FUNGICIDE (BORACOL 250RH OR EQUAL & APPROVED) AND ALL ADJOINING TIMBER WITH ANTI-FUNGAL PRIMER (BORACOL 40EC OR EQUAL & APPROVED) IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. WITH SPECIFIC REFERENCE TO THE WETTING OF VERY DRY SURFACES. APPLY A MIN. OF TWO LIBERAL FLOOD COATS WAITING 2-3 HOURS BETWEEN THE COATS ALLOWING TO DRY BEFORE PRIMING AND ASSEMBLY.

PRELIMINARY DRAWING

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architects *of human space*

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VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS

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SPECIFICATION NOTES

PRELIMINARY

CARPENTRY (CONTINUED)

-BUILD UP THE EXISTING INTERNAL OPENING INDICATED AND FORM THE NEW OPENING IN THE TIMBER FRAMED WALL INCLUDING PROVIDING AND BUILDING IN ANY LINTEL REQUIRED.
-CAREFULLY REMOVE THE DETERIORATED POSTS INDICATED. REPLACE WITH A NEW POST OF SEASONED F11 OREGON, MACHINED TO EXACTLY MATCH THE SIZE AND PROFILE OF THE EXISTING, INCLUDING ALL CHAMFERS ETC. INSTALL NEW POSTS REUSING THE EXISTING BASE OR WHERE NO BASE IS PRESENT INSTALL NEW STAINLESS STEEL PINS TO THE CONCRETE TO MATCH. THE EXISTING. FIX TO THE BEAM/FASCIA TO MATCH THE EXISTING ARRANGEMENT. SUPPLY AND FIX NEW CAPITAL AND ASTRAGAL MOULDINGS MACHINED FROM WESTERN RED CEDAR TO EXACTLY MATCH THE PROFILE OF THE EXISTING PRIMED ALL ROUND AFTER CUTTING TO SIZE BUT BEFORE FIXING.
-CAREFULLY REMOVE THE DETERIORATED PORTIONS OF THE VERANDAH POST OR THE ASSOCIATED MOULDINGS INDICATED AND REPLACE PORTIONS. TREAT THE REMAINING EXISTING & ANY NEW TIMBER TO BE USED IN THE REPAIR WITH FUNGICIDE. DESIGN NEW SCARF JOINTS TO PREVENT THE TRAPPING OF MOISTURE AND WITH SUFFICIENT SIDE GRAIN TO FACILITATE GLUING AND PINNING. FORM THE REPAIR USING TIMBER TO MATCH THE EXISTING AND PROFILE OF THE EXISTING. THE SHAPE AND PROFILE OF THE JOINT WILL BE INDISCERNABLE WHEN PAINTED.
-REPLACE PORTIONS OF CAPITAL AND ASTRAGAL MOULDINGS TO THE POSTS IN NEW WESTERN RED CEDAR, WHERE EXISTING RECTANGULAR DOWNPIPES ARE REPLACED OR WHERE SECTIONS ARE MISSING, AFTER THE REMOVAL OF THE INFILL PANELS TO THE WEST VERANDAH, MACHINE TO EXACTLY MATCH THE SHAPE AND PROFILE OF THE EXISTING, TREAT THE REMAINING EXISTING & ANY NEW TIMBER WITH FUNGICIDE AND PRIME ALL ROUND BEFORE INSTALLING. FINISH TO EXACTLY MATCH THE SHAPE AND PROFILE OF THE EXISTING SO THE JOINT WILL BE INDESCERNABLE WHEN PAINTED.
-CAREFULLY DISASSEMBLE THE FASCIAS, PENDANT POST, SOFFIT OR VERGE BOARDS AND ASSOCIATED MOULDINGS AS NECESSARY TO CUT OUT & REMOVE THE ROTTEN PORTIONS. SCARF IN A NEW PORTION OF TIMBER TO MATCH THE EXISTING COORDINATING THE LOCATION OF THE NEW JOINT AT AN EXISTING RAFTER/PURLIN POSITION. TREAT BOTH THE NEW AND EXISTING TIMBER WITH FUNGICIDE BEFORE INSTALLATION. FINISH TO EXACTLY MATCH THE SHAPE AND PROFILE OF THE EXISTING SO THE JOINT WILL BE INDESCERNABLE WHEN PAINTED.
-SUPPLY AND INSTALL NEW EAVES BRACKETS AND MISSING KNOBS WHERE INDICATED IN WESTERN RED CEDAR TO MATCH THE EXACT SIZE AND SHAPE OF THE EXISTING. PRIME ALL ROUND BEFORE INSTALLATION.
-SUPPLY AND INSTALL A NEW WINDOW FRAME AND SASHES TO THE INDICATED ALTERED WINDOW OPENING TO THE SOUTH ELEVATION AND THE NEW DOORS AND SIDELIGHTS TO THE WEST ELEVATION.
-REMOVE THE EXISTING DOOR AND FRAME TO THE WEST END OF THE NORTH VERANDAH AND REINSTALL AFTER THE ALTERATION OF THE MASONRY OPENING.
-TRIM UP ALL ORIGINALLY OPERABLE LOUVRE BLADES TO THE LOWER PANEL OF THE SHUTTERS TO ENSURE THESE AGAIN BECOME OPERABLE USING THE ORIGINAL OPERATING RODS. REPAIR ANY DISLODGED BLADES.
-FABRICATE AND INSTALL NEW WINDOW SHUTTERS INDICATED MANUFACTURED OF WESTERN RED CEDAR TO MATCH THE SIZE AND CONFIGURATION OF THE EXISTING, INCLUDING OPERABLE BLADES AND CENTRAL OPERATING RODS TO THE LOWER PANELS. HANG REUSING THE EXISTING HARDWARE WITH THE EXCEPTION OF NEW BRASS HINGES TO MATCH THE SIZE OF THE EXISTING. FABRICATE A NEW CATCH TO HOLD OPEN THE SHUTTER TO MATCH THE ADJACENT ORIGINAL CATCHES WHERE EXISTING IS MISSING.
-FABRICATE AND INSTALL A NEW AUSTRALIAN HARDWOOD TRAFFICABLE HINGED HATCH OVER THE EXTERNAL STAIR DOWN TO THE CELLAR COMPLETE WITH HINGES AND HASP AND STAPLE SUITABLE FOR A PADLOCK. DESIGN AND FIT SO AS NOT TO REQUIRE ALTERATION TO THE EXISTING TIMBER FENCE AND GATE.
-MAKE UP AND INSTALL NEW TIMBER FLOOR FRAME TO THE INTERNAL AREA INDICATED WITH PARTICLEBOARD FLOORING.
-ENSURE ALL TIMBER IS PRIMED ALL ROUND, INCLUDING TO AREAS WHICH WILL BE CONCEALED SUCH AS JOINTS BEFORE ASSEMBLY. PAINT IS TO SUIT THE FINISHING COATS.
-CARRY OUT ALL SUNDRY WORKS INDICATED, INCLUDING THE REFIXING OF VERANDAH HALF POSTS. ADJUSTMENT OF THE SHUTTERS TO ALLOW FOR THEIR PROPER CLOSURE, PROVISION OF A NEW DOUBLE SHUTTER SILL BLOCK, REFIXING OF REVEAL LININGS OR INSECT SCREENS AND REPLACING SCREEN WIRE. REMOVAL AND STORAGE OF EXISTING SCREEN DOORS. SUPPLY AND INSTALL NEW INSECT WIRE (CYCLONE TUFMESH OR EQUAL APPROVED) BACKING TO THE HIGH LEVEL GABLE VENTS WHERE THE CURRENT WIRE IS DETERIORATED.

ROOFING

-CAREFULLY REMOVE THE EXISTING ROOF SHEETING, ASSOCIATED FLASHINGS AND CAPPINGS, EAVES GUTTERS AND DOWNPIPES AND DISPOSE OF THESE LEGALLY OFF SITE. ENSURE THE RETENTION OF THE EXISTING ELEMENTS INDICATED ON THE DRAWINGS, INCLUDING THE ACROTERIA, FINIALS AND VENTS.
-SUPPLY AND INSTALL NEW REVOLUTION ROOFING TRUE OAK Z600 GALVANISED ROOFING OR EQUAL APPROVED, WITH THAT TO THE MAIN ROOF BEING 0.48MM BMT WITH 0.8MM BMT CURVING GRADE USED FOR THE VERANDAHS. SHEETS TO BE CONTINUOUS FROM THE RIDGELINE TO THE GUTTERING. ROLL THE SHEETS TO MATCH THE CURRENT PROFILE OF THE VERANDAHS.
-INTEGRATE INTO THE NEW ROOFING THE EXISTING ROOF VENTS AND THE FINIALS WHICH ARE TO BE PAINTED ALL ROUND PRIOR TO INSTALLATION.
-SUPPLY AND INSTALL NEW CORRUGATED POLYCARBONATE SHEETING (SUNTUF WHITE DIFFUSED OR EQUAL APPROVED) TO MATCH THE PROFILE OF THE ROOF SHEETING OVER THE WINDOWS AND DOOR TO THE NORTH AND SOUTH VERANDAHS.
-FIX THE ROOF SHEETING USING TYPE 17 CLASS 4 GALVANISED SCREWS WITH INTEGRAL NEOPRENE WASHERS SUITABLE FOR ROOFING PURPOSES.
-SUPPLY AND INSTALL ALL ASSOCIATED CAPPINGS, FLASHINGS AND VALLEY GUTTERING TO MATCH THE EXISTING AND AS NECESSARY TO COMPLETE THE ROOF. TO THE MAIN ROOF THESE ARE TO BE IN Z600 GALVANISED STEEL NEATLY AND TIGHTLY SCRIBED TO THE PROFILE OF THE ROOFING. TO THE VERANDAHS AND BAY WINDOWS USE 25KG/M2 MILLED LEAD WITH LENGTHS TO BE A MAX 1500MM WITH 100MM LAPS BETWEEN. NEATLY DRESS THE LEAD TO THE ROOF PROFILE, TURNED AND WEDGED INTO THE WALL AS NECESSARY - DO NOT FIX THROUGH LEAD FLASHING AS THIS WILL CAUSE TEARING BUT HOLD IN PLACE USING LEAD CLIPS.
-SUPPLY AND INSTALL NEW REVOLUTION ROOFING 0.55MM BMT Z600 125 OG PROFILE EAVES GUTTERS WITH INTERNAL BRACKETS OR EQUAL APPROVED. THE CONFIGURATION IS TO MATCH THE EXISTING. PROVIDE SHORT INTERNAL GUSSETS TO THE EXTERNAL CORNERS AND STOP ENDS TO EACH END OF THE GUTTER RUN, FIX TO ENSURE THE GUTTERS HAVE POSITIVE FALLS TO THE OUTLETS WHERE POPS ARE TO BE LOCATED.
-SUPPLY AND INSTALL ACROTERIA ONTO THE CORNERS OF THE EAVES GUTTERS OF THE BAY WINDOWS.
-SUPPLY AND INSTALL NEW ACROTERIA WHERE MISSING TO MATCH THE SIZE, DESIGN AND CONFIGURATION OF THE EXISTING.
-SUPPLY AND INSTALL NEW 75MM DIAMETER 0.55MM BMT Z600 SPREADERS AND DOWNPIPES PLUMBING CONTINUOUS FROM THE GUTTER POP TO THE NEW STORMWATER RISERS. PROVIDE ALL ELBOWS AND BENDS NECESSARY. PROVIDE NEW MATCHING GALVANISED STRAP FIXINGS TO MATCH THE PROFILE OF THE EXISTING WITH A MINIMUM OF 3 OFF STRAPS PER PIPE EQUALLY SPACED DOWN ITS LENGTH.
-ALL JOINTS IN GUTTERS AND DOWNPIPES ARE TO BE RIVETTED AND SOLDERED BY FULLY SWEATING THROUGH THE JOINTS AND OVER THE HEADS OF THE RIVETS - NO SILICONE SEALANTS ARE TO BE USED. BLOCK OUTLETS AND FILL ALL GUTTERS WITH WATER TO TEST FOR LEAKS.
-FABRICATE AND INSTALL NEW 0.55MM BMT Z600 GALVANISED STEEL FLASHINGS TO THE FASCIA RETURNS AT THE GABLES. CAPPINGS TO THE TOP OF THE CHIMNEYS AND TO THE TOP OF THE PENDANT POST AS INDICATED.

RENDERING

-CAREFUL REMOVE THE DETERIORATED RENDER TO THE PLINTHS INDICATED ON THE DRAWINGS, COLLECTING ALL MATERIAL FOR DISPOSAL OFF SITE AND BEFORE THE INTRODUCTION OF ANY WATER WHICH WILL REACTIVATE ANY SALTS IN THE RENDER.
-LOCATE THE ORIGINAL SANDTRAP DAMPCOURSE AND REVIEW THE POSITION WITH THE SUPERINTENDENT.
-POLITICE THE PLINTHS USING A TISSUE PAPER BASED POULTICE (WESTOX TOOSOW OR EQUAL APPROVED) APPLIED, REMOVED AND PROTECTED AS NECESSARY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ALLOW FOR TWO POULTICE APPLICATIONS. SCRATCH ALL TESTING AREAS RECORDING THE SALT LEVELS IN THE POULTICE TO DETERMINE IF ADDITIONAL NUMBERS ARE REQUIRED.
-ONCE THE SALT LEVEL HAS BEEN REDUCED TO ACCEPTABLE LEVELS, RE-RENDER THE SURFACES USING A MIX COMPRISING OF 1 PART CEMENT TO 2 PARTS LIME PUTTY TO 9 PARTS CLEAN WELL GRADED SAND - REVIEW THE MIX PROPORTIONS WITH THE SUPERINTENDENT TO ENSURE IT IS SUITABLE GIVEN THE NATURE OF THE SUBSTRATE AND THE SITUATION.
-FINISH THE RENDER TO MATCH THE TEXTURE OF THE SOUND ADJOINING RENDER SO THE REPAIR WILL BE INDISCERNABLE WHEN PAINTED.
-PROTECT AND ALLOW THE RENDER TO CURE BEFORE PAINTING.

LINING

-SUPPLY AND INSTALL NEW FLUSHED 13MM PLASTERBOARD LININGS TO THE TIMBER FRAMED PARTITIONS WITHIN THE EXISTING OPENINGS. ADD ACOUSTIC INSULATION WITHIN THE WALL FRAME.

GLAZING

-SUPPLY AND INSTALL 6.38MM LAMINATED TRANSLUCENT GLASS TO THE NEW WINDOW FRAME TO THE SOUTH ELEVATION. ALL GLASS IS TO BE INSTALLED USING LINSEED OIL BASED TRADITIONAL GLAZING PUTTY.
-REMOVE THE REMNANTS OF THE EXISTING GLAZING PUTTY AROUND THE PANES OF THE WINDOWS INDICATED AND REPUTTY WITH NEW LINSEED OIL BASED GLAZING PUTTY, FINISH TO MATCH THE ADJACENT WINDOW PANES.
-ALLOW FOR THE PUTTY TO CORRECTLY DRY BEFORE PAINTING.

WIRED SERVICES

-REMOVAL ALL REDUNDANT SURFACE MOUNTED WIRING TO THE EXTERNAL FACES OF THE BUILDING. CONSOLIDATE AND WHERE POSSIBLE CONCEAL ANY NEW EXTERNAL WIRED SERVICES.
-DISCONNECT AND TERMINATE THE ELECTRICAL SERVICES ASSOCIATED WITH THE EXISTING AIR CONDITIONING SYSTEMS TO ALLOW FOR THEIR SUBSEQUENT REMOVAL.
-REMOVE THE EXISTING EXTERNAL LIGHT FITTINGS AND REPLACE WITH NEW FITTINGS TO BE ADVISED BY THE PROPRIETOR.

PAINTING

-PROTECT ADJACENT FINISHED SURFACES LIABLE TO DAMAGE FROM PAINTING OPERATIONS.
-REMOVE ALL REDUNDANT FIXINGS TO THE CHIMNEYS PRIOR TO PAINTING.
-IT IS BELIEVED THAT ELEMENTS OF THE EXISTING EXTERNAL TIMBERWORK HAS BEEN PREVIOUSLY PAINTED WITH LEAD BASED PAINTS. TREAT ALL EXISTING TIMBERWORK AS THOUGH THE PAINT CONTAINS LEAD.
-TEST THE NATURE OF THE EXISTING PAINTS APPLIED TO THE SURFACES AND ALLOW FOR ANY ADDITIONAL COATS THAT MIGHT BE NECESSARY TO PROVIDE THE NECESSARY TRANSITION BETWEEN THE EXISTING AND THE NEW PAINT SYSTEM.
-PAINT ALL OF THE FOLLOWING EXTERNAL ELEMENTS USING THE PAINT SYSTEMS INDICATED:
- EXISTING PAINTED RENDERED MASONRY TO THE BAY WINDOWS, WINDOW SILLS, PLINTH AND CHIMNEYS - MATT ACRYLIC.
- TIMBER VERANDAH STRUCTURES, INCLUDING POSTS, RAFTERS, BEAMS, FASCIAS AND ASSOCIATED MOULDINGS - GLOSS ACRYLIC.
- TIMBER FASCIAS, BARGES, SOFFITS, VERGES, EAVES BRACKETS & ASSOCIATED COVERBOARDS - GLOSS ACRYLIC.
- TIMBER HIGH LEVEL LOUVRES AND VENTS TO THE GABLES - GLOSS ACRYLIC.
- TIMBER DOORS, WINDOWS WITH ASSOCIATED REVEAL LININGS AND SHUTTERS - GLOSS ALKYD ENAMEL.
- NEW METAL GUTTERS AND DOWNPIPES, INCLUDING ANY PLASTIC STORMWATER RISERS - GLOSS ACRYLIC.
- UNDERSIDE OF NEW VERANDAH ROOF SHEETING - SATIN ACRYLIC.
- EXISTING METAL ACROTERIA, FINIALS AND ROOF VENTS - GLOSS ACRYLIC.
- ENDS OF METAL TENSION RODS, SHUTTER HOLD OPENS ETC - GLOSS ALKYD ENAMEL.

-ALL PAINT IS TO BE FROM PREMIUM QUALITY PAINT LINES FROM RECOGNISED MANUFACTURERS (DULUX, SILVERWATTYL OR HAYMES) WITH ALL PRODUCTS IN THE ONE SYSTEM BEING FROM THE ONE MANUFACTURER - DO NOT COMBINE PAINTS FROM DIFFERENT MANUFACTURERS.
-ALL PAINT TO BE DELIVERED TO SITE IN THE MANUFACTURERS LABELLED AND UNOPENED CONTAINERS.
-PREPARE ALL SURFACES & APPLY ALL PAINT IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS.
-WIRE BRUSH AND SAND TO REMOVE ALL RUST TO THE METAL SURFACES PRIOR TO APPLYING THE PAINT MANUFACTURERS RECOMMENDED PRIMER WITHIN 3 HOURS OF CLEANING.
-APPLY A PRIMER TO ALL AREAS OF BARE EXISTING OR NEW TIMBER OR METAL AND ALLOW TO PROVIDE THREE COATS TO ALL EXISTING SURFACES TO BE PAINTED. PROVIDE ADDITIONAL COATS AS REQUIRED TO ACHIEVE THE CORRECT MANUFACTURERS COATING OF THE PARTICULAR PAINT IS APPLIED TO ACHIEVE THE COVERAGE AND DRY FILM THICKNESS RECOMMENDED BY THE MANUFACTURER.
-COLOURS TO BE ADVISED - PROVIDE A MINIMUM OF THREE WEEKS NOTICE PRIOR TO ORDERING OF PAINTS FOR THE PREPARATION OF THE COLOUR SCHEDULE. APPLY A SAMPLE OF THE COLOURS TO A SECTION OF THE BUILDING ADVISED BY THE SUPERINTENDENT FOR REVIEW AND ADJUSTMENT. IF COLOURS ARE ADJUSTED DURING THIS PROCESS THIS WILL BE DONE SO AT NO ADDITIONAL COST TO THE CONTRACT.

SUNDRY ITEMS

-REMOVE THE EUROPEAN WASP NESK WITHIN THE WALL BEHIND THE DOOR FRAME TO THE EAST ELEVATION.
-REMOVE THE EXISTING MUD WASP NESTS TO THE TOP OF THE WALLS AND CLEAN DOWN THE WALL SURFACES.
-REMOVE WEED GROWTH FROM UNDER THE VERANDAH POSTS AND WITHIN THE CONCRETE PAVING AROUND THE BUILDING.
-PRUNE EXISTING VINE GROWTH TO THE SOUTH ELEVATION TO ALLOW FOR REPAIR AND PAINTING WORKS.

COMPLETION

-ANY DAMAGE CAUSED TO ADJOINING SURFACES CAUSED BY THE ACTIONS OF THE CONTRACTOR, ARE TO BE MADE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT AT NO ADDITIONAL COST TO THE CONTRACTED WORKS.
-CLEAN UP ALL DEBRIS CREATED AS A RESULT OF THE WORK AND DISPOSE OF LEGALLY OFF SITE.

PRELIMINARY DRAWING

swanbury penglase
architects of human space

PARKINDULA
HOMESTEAD

CIC AUSTRALIA
MOUNT BARKER
SA 5251

SPECIFICATION NOTES

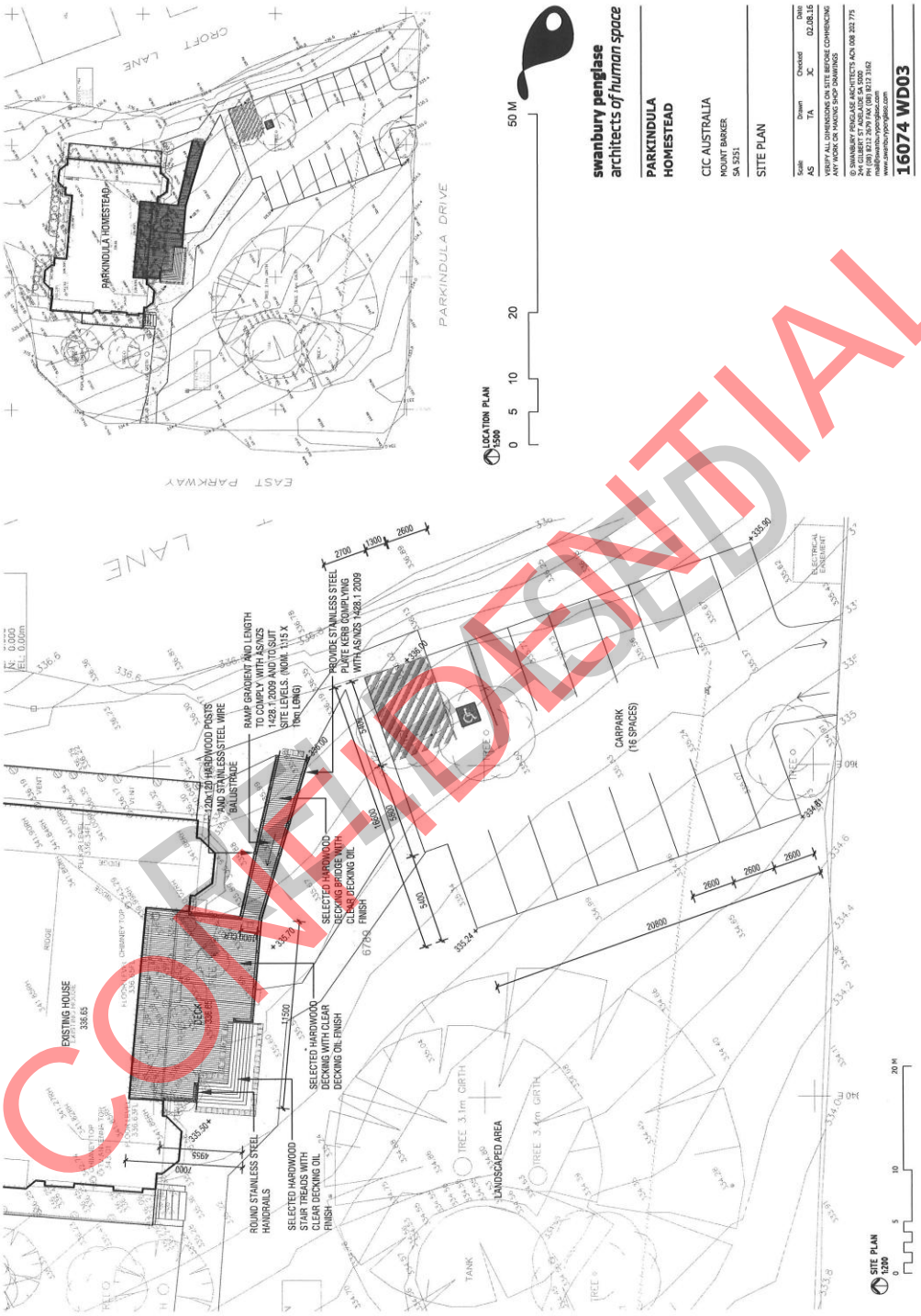
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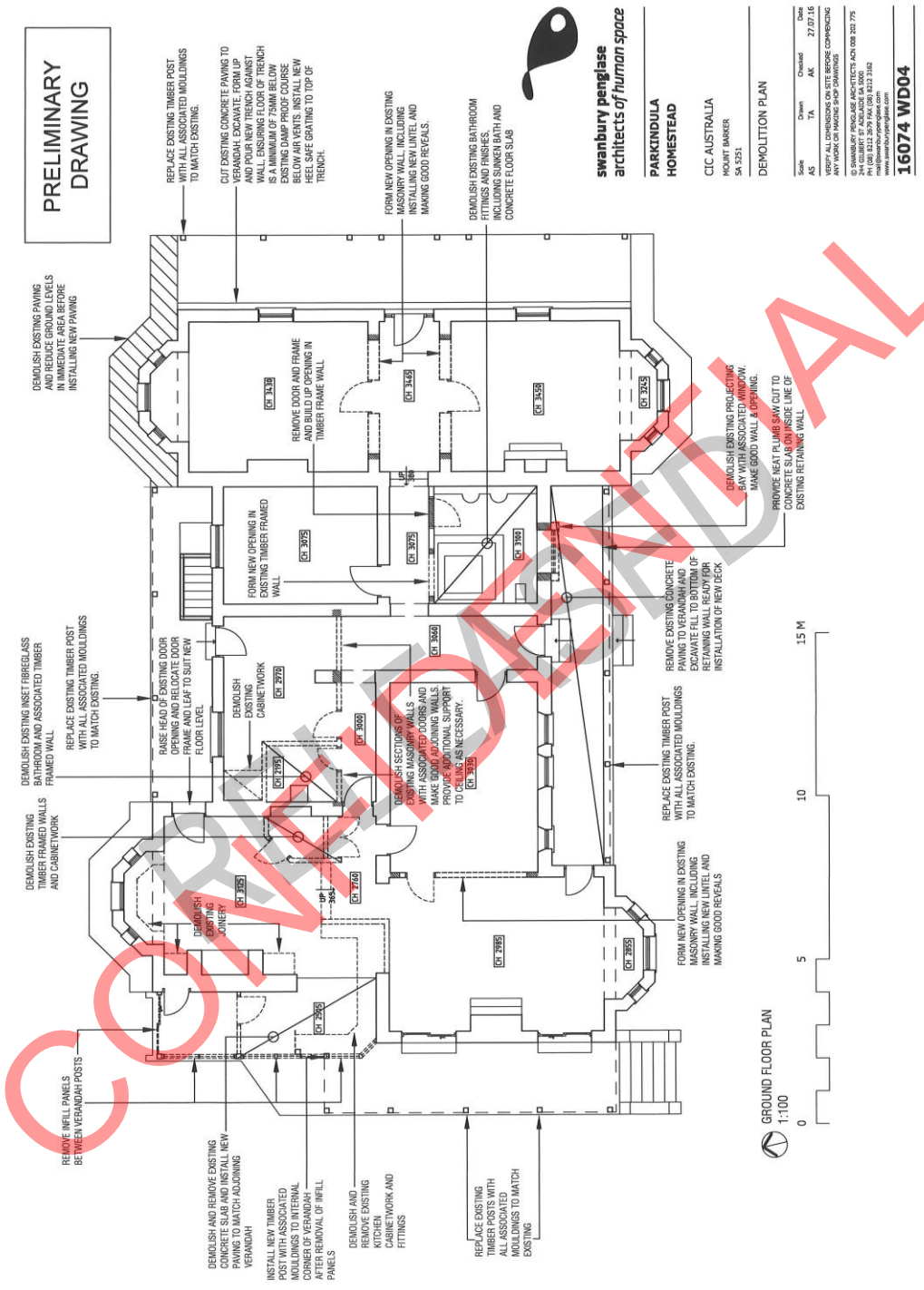
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244 GILBERT ST ADELAIDE SA 5000
PH (08) 8212 2122 FAX (08) 8212 2432
mail@swanburypenglase.com
www.swanburypenglase.com

16074 WD02

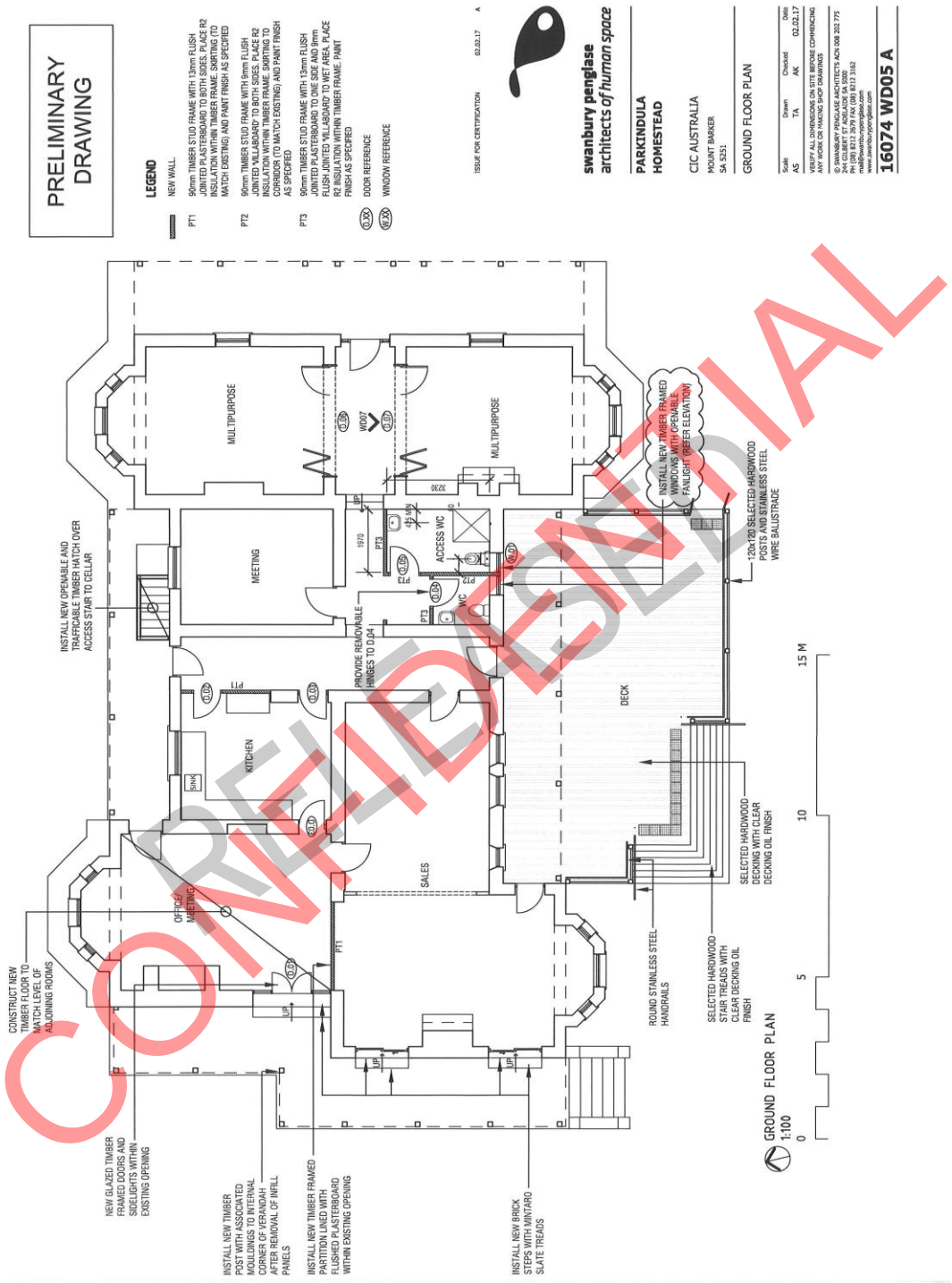
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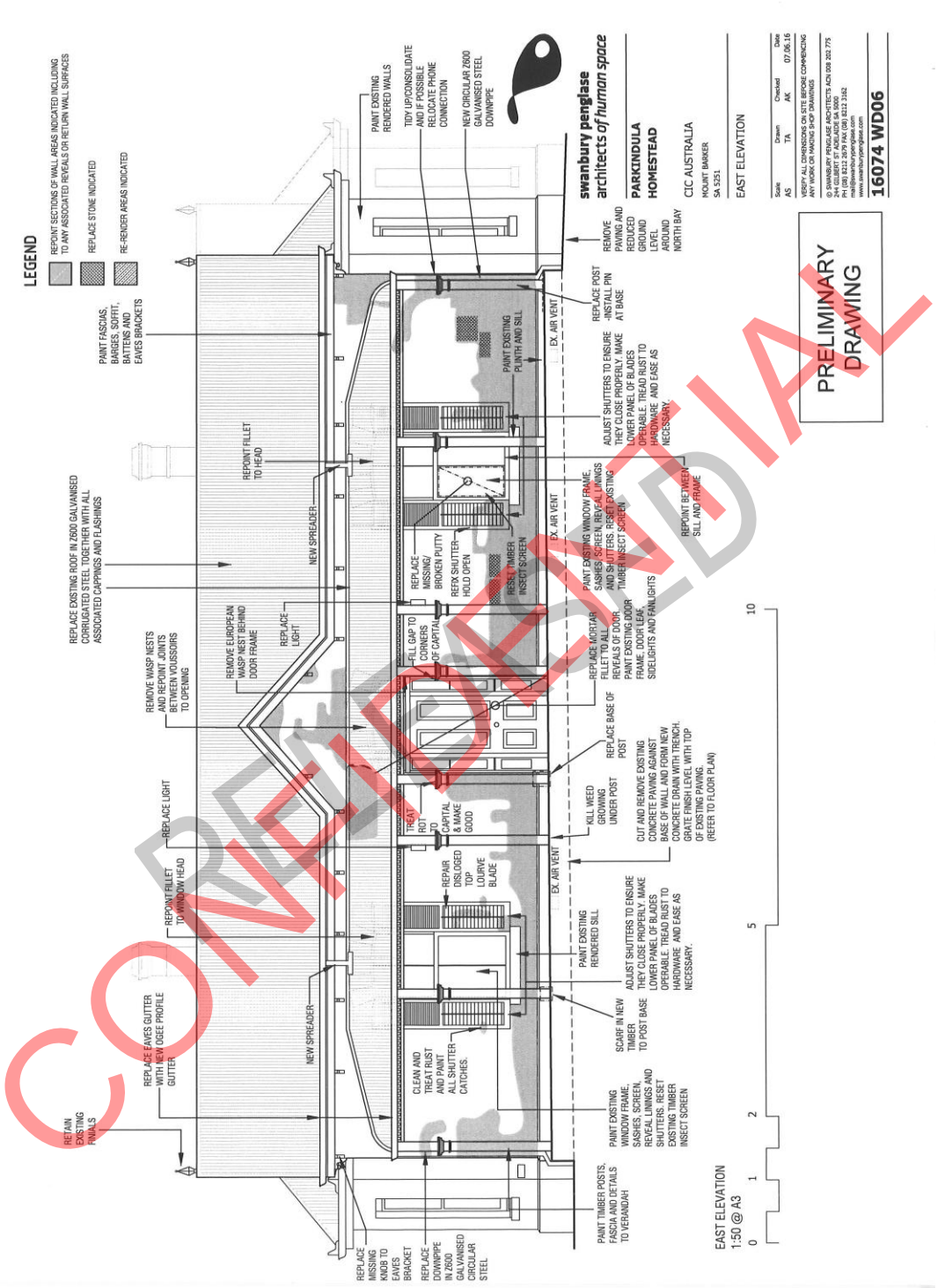


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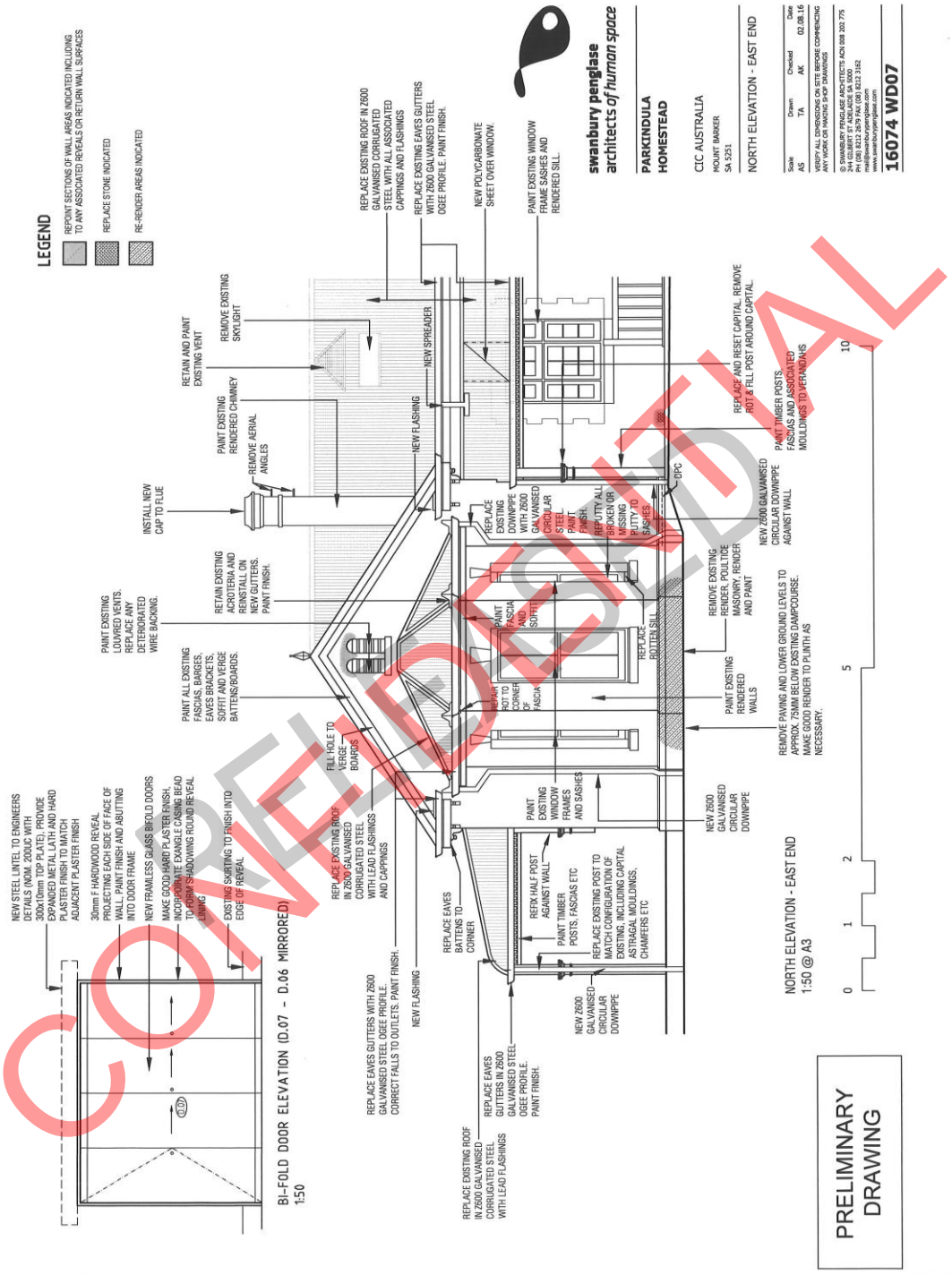


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

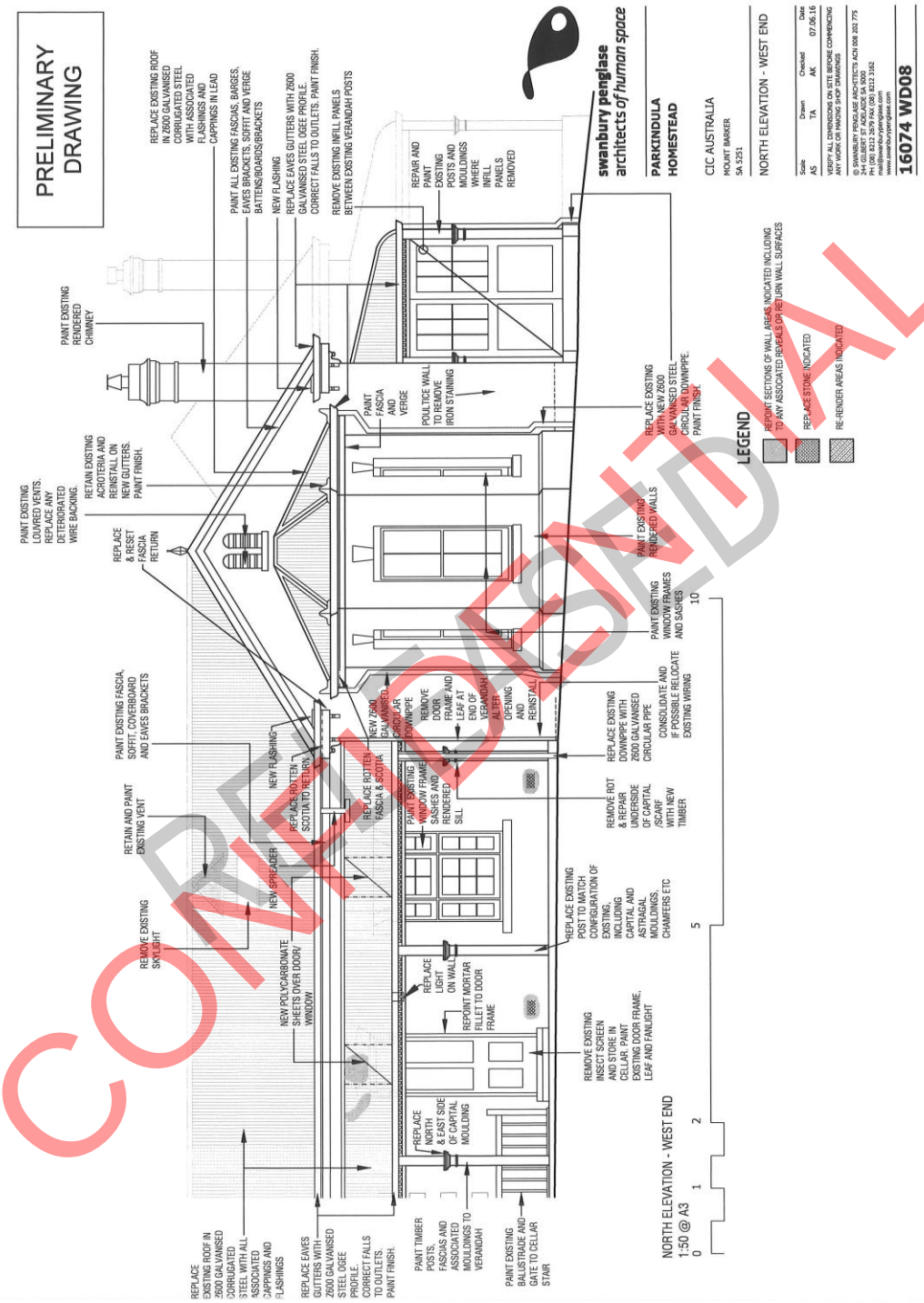

PRELIMINARY DRAWING
LEGEND
NEW WALL
PT1 90mm TIMBER STUD FRAME WITH 13mm FLUSH JOINTED PLASTERBOARD TO BOTH SIDES. PLACE R2 INSULATION WITHIN TIMBER FRAME. SKIRTING (TO MATCH EXISTING) AND PAINT FINISH AS SPECIFIED
PT2 90mm TIMBER STUD FRAME WITH 9mm FLUSH JOINTED VILLABOARD TO BOTH SIDES. PLACE R2 INSULATION WITHIN TIMBER FRAME. SKIRTING TO CORRIDOR (TO MATCH EXISTING) AND PAINT FINISH AS SPECIFIED
PT3 90mm TIMBER STUD FRAME WITH 13mm FLUSH JOINTED PLASTERBOARD TO ONE SIDE AND 9mm FLUSH JOINTED VILLABOARD TO WET AREA. PLACE R2 INSULATION WITHIN TIMBER FRAME. PAINT FINISH AS SPECIFIED
D.XX DOOR REFERENCE
W.XX WINDOW REFERENCE
ISSUE FOR CERTIFICATION 02.02.17 A
swanbury penglase architects of human space
PARKINDULA HOMESTEAD
CIC AUSTRALIA
MOUNT BARKER SA 5251
GROUND FLOOR PLAN
Scale: AS
Drawn: TA
Checked: AK
Date: 02.02.17
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS
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16074 WD05 A
MULTIPURPOSE
MEETING
ACCESS WC
KITCHEN
SALES
OFFICE/ MEETING
DECK
INSTALL NEW OPENABLE AND TRAFFICABLE TIMBER HATCH OVER ACCESS STAIR TO CELLAR
PROVIDE REMOVABLE HINGES TO D.04
INSTALL NEW TIMBER FRAMED WINDOWS WITH OPENABLE FANLIGHT (OBSER ELEVATION)
120x120 SELECTED HARDWOOD POSTS AND STAINLESS STEEL WIRE BALUSTRADE
CONSTRUCT NEW TIMBER FLOOR TO MATCH LEVEL OF ADJOINING ROOMS
NEW GLAZED TIMBER FRAMED DOORS AND SIDELIGHTS WITHIN EXISTING OPENING
INSTALL NEW TIMBER POST WITH ASSOCIATED MOULDINGS TO INTERNAL CORNER OF VERANDAH AFTER REMOVAL OF INFILL PANELS
INSTALL NEW TIMBER FRAMED PARTITION LINED WITH FLUSHED PLASTERBOARD WITHIN EXISTING OPENING
INSTALL NEW BRICK STEPS WITH MINTARO SLATE TREADS
ROUND STAINLESS STEEL HANDRAILS
SELECTED HARDWOOD STAIR TREADS WITH CLEAR DECKING OIL FINISH
SELECTED HARDWOOD DECKING WITH CLEAR DECKING OIL FINISH
GROUND FLOOR PLAN
1:100
0
5
10
15 M
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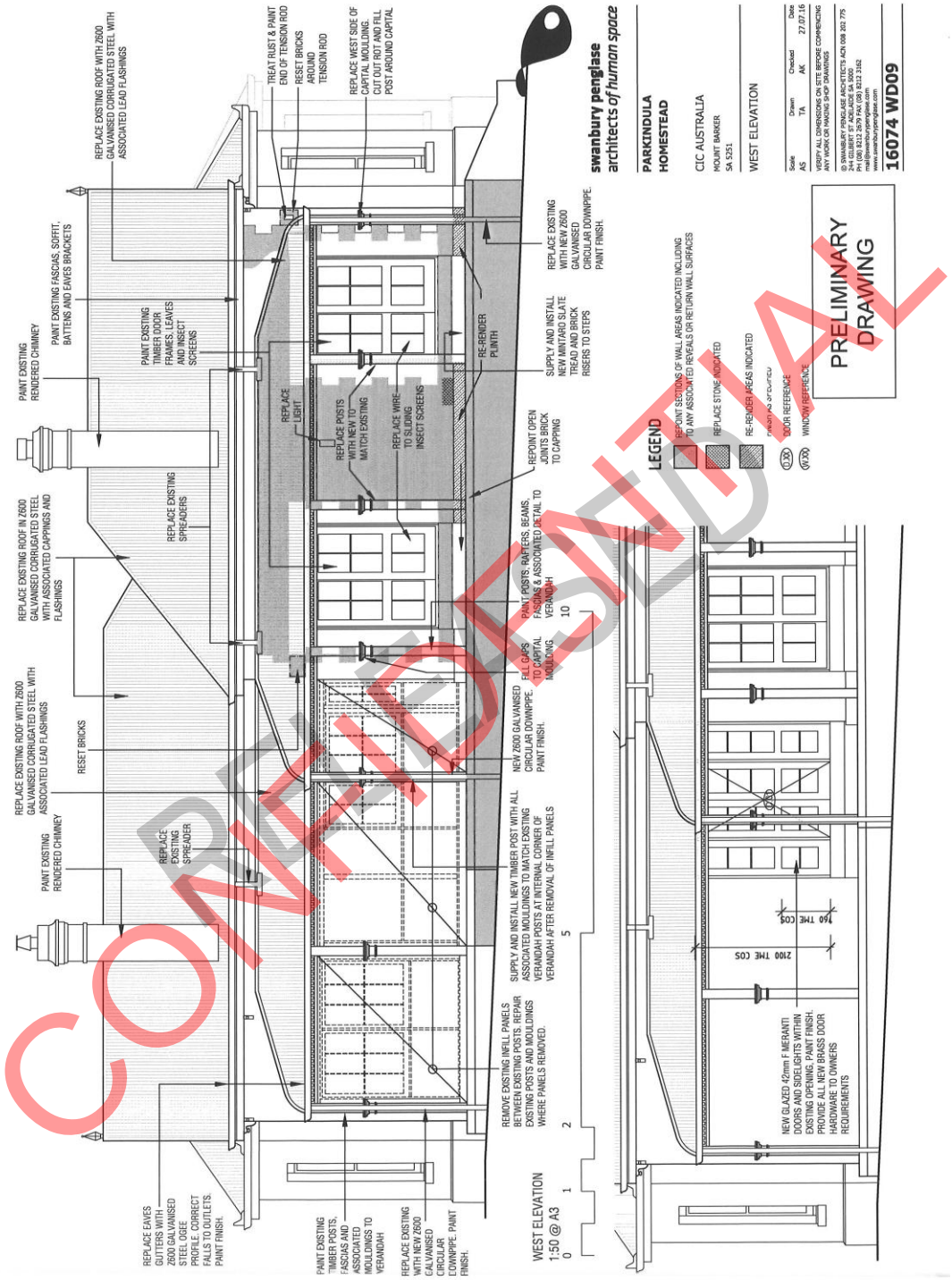
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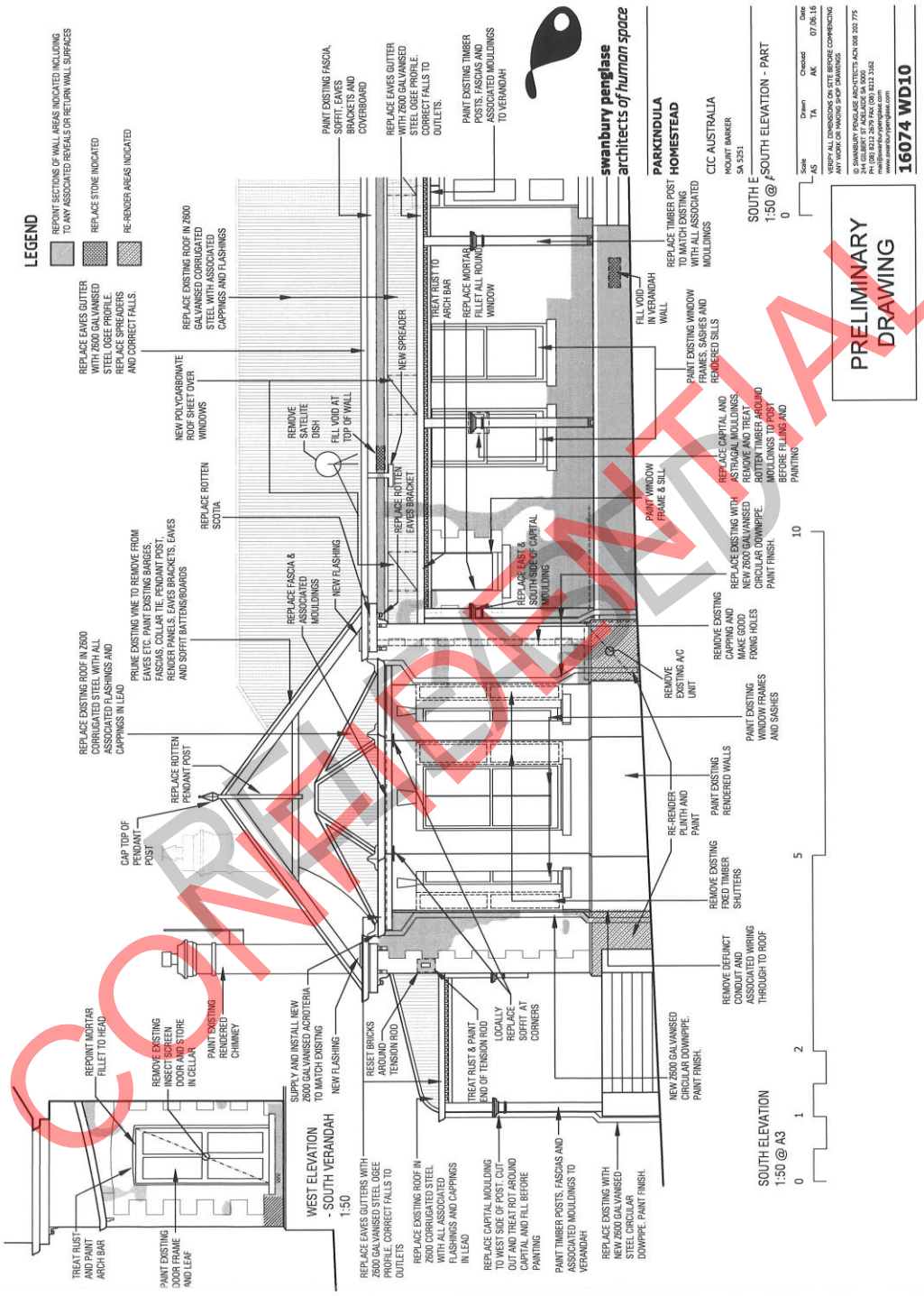
COMMERCIAL IN CONFIDENCE

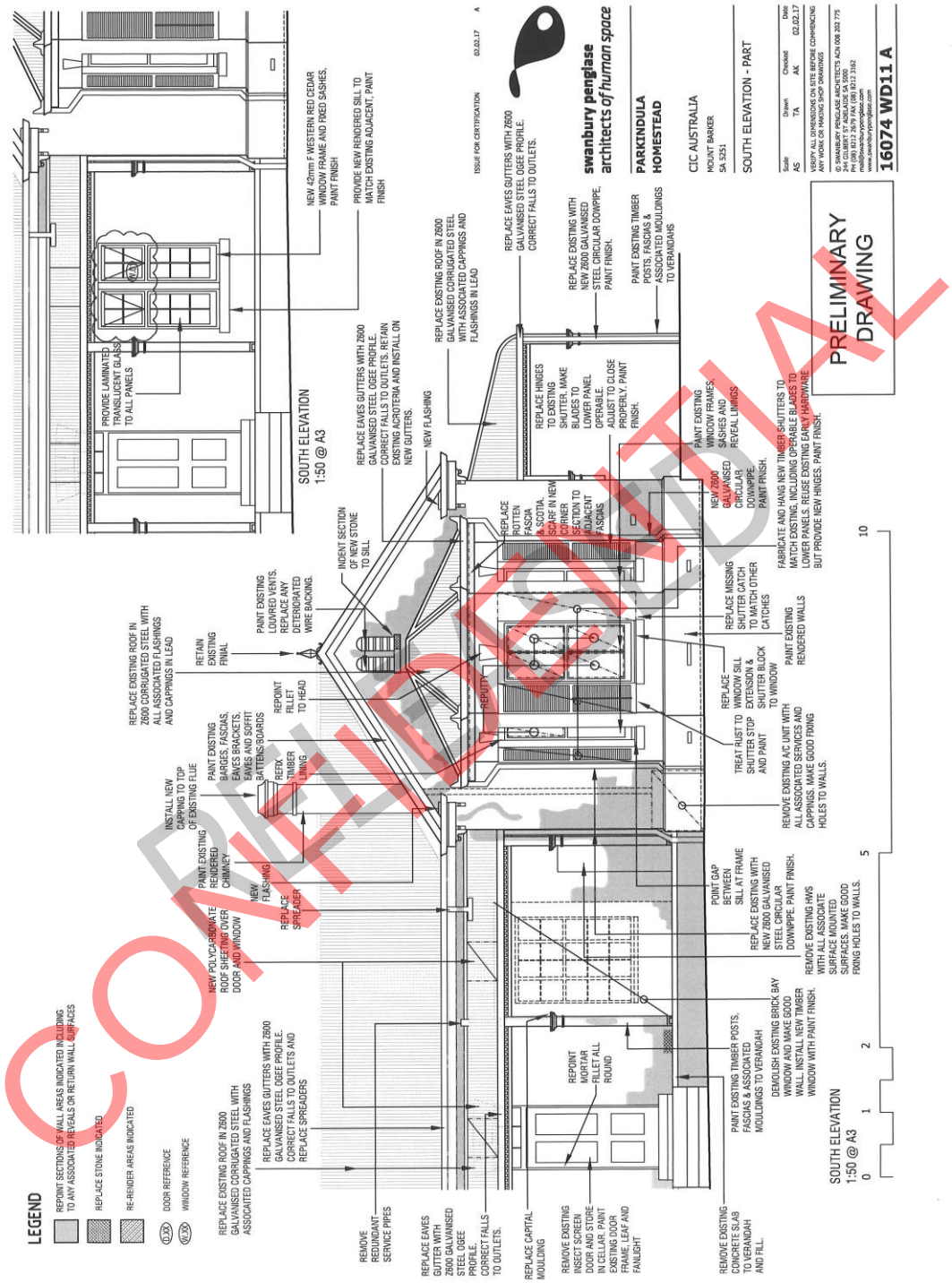

PRELIMINARY DRAWING
swanbury penglase architects of human space
PARKINDULA HOMESTEAD
CIC AUSTRALIA
MOUNT BARKER
SA 5251
NORTH ELEVATION - WEST END
LEGEND
REPOINT SECTIONS OF WALL AREAS INDICATED INCLUDING TO ANY ASSOCIATED REVEALS OR RETURN WALL SURFACES
REPLACE STONE INDICATED
RE-RENDER AREAS INDICATED
Scale AS
Drawn TA
Checked AK
Date 07.06.16
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS
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mail@swanburypenglase.com
www.swanburypenglase.com
16074 WD08
REPLACE EXISTING ROOF IN Z600 GALVANISED CORRUGATED STEEL WITH ASSOCIATED FLASHINGS AND CAPPINGS IN LEAD
PAINT ALL EXISTING FASCIAS, BARGES, EAVES BRACKETS, SOFFIT AND VERGE BATTENS/BOARDS/BRACKETS
NEW FLASHING
REPLACE EAVES GUTTERS WITH Z600 GALVANISED STEEL OGEE PROFILE. CORRECT FALLS TO OUTLETS. PAINT FINISH.
REMOVE EXISTING INFILL PANELS BETWEEN EXISTING VERANDAH POSTS
REPAIR AND PAINT EXISTING POSTS AND MOULDINGS WHERE INFILL PANELS REMOVED
PAINT EXISTING RENDERED CHIMNEY
PAINT FASCIA AND VERGE
POULTICE WALL TO REMOVE IRON STAINING
REPLACE EXISTING WITH NEW Z600 GALVANISED STEEL CIRCULAR DOWNPIPE. PAINT FINISH.
PAINT EXISTING LOUVRED VENTS. REPLACE ANY DETERIORATED WIRE BACKING.
RETAIN EXISTING ACROTERIA AND REINSTALL ON NEW GUTTERS. PAINT FINISH.
REPLACE & RESET FASCIA RETURN
PAINT EXISTING RENDERED WALLS
PAINT EXISTING WINDOW FRAMES AND SASHES
PAINT EXISTING FASCIA, SOFFIT, COVERBOARD AND EAVES BRACKETS
NEW Z600 GALVANISED CIRCULAR DOWNPIPE
REMOVE DOOR FRAME AND LEAF AT END OF VERANDAH ALTER OPENING AND REINSTALL
REPLACE EXISTING DOWNPIPE WITH Z600 GALVANISED CIRCULAR PIPE
CONSOLIDATE AND IF POSSIBLE RELOCATE EXISTING WIRING
RETAIN AND PAINT EXISTING VENT
NEW FLASHING
REPLACE ROTTEN SCOTIA TO RETURN
REPLACE ROTTEN FASCIA & SCOTIA
PAINT EXISTING WINDOW FRAME SASHES AND RENDERED SILL
REMOVE ROT & REPAIR UNDERSIDE OF CAPITAL /SCARF WITH NEW TIMBER
NEW SPREADER
REMOVE EXISTING SKYLIGHT
NEW POLYCARBONATE SHEETS OVER DOOR/ WINDOW
REPLACE LIGHT ON WALL
REPOINT MORTAR FILLET TO DOOR FRAME
REPLACE EXISTING POST TO MATCH CONFIGURATION OF EXISTING, INCLUDING CAPITAL AND ASTRAGAL MOULDINGS, CHAMFERS ETC
REMOVE EXISTING INSECT SCREEN AND STORE IN CELLAR. PAINT EXISTING DOOR FRAME, LEAF AND FANLIGHT
REPLACE NORTH & EAST SIDE OF CAPITAL MOULDING
PAINT TIMBER POSTS, FASCIAS AND ASSOCIATED MOULDINGS TO VERANDAH
PAINT EXISTING BALUSTRADE AND GATE TO CELLAR STAIR
REPLACE EXISTING ROOF IN Z600 GALVANISED CORRUGATED STEEL WITH ALL ASSOCIATED CAPPINGS AND FLASHINGS
REPLACE EAVES GUTTERS WITH Z600 GALVANISED STEEL OGEE PROFILE. CORRECT FALLS TO OUTLETS. PAINT FINISH.
NORTH ELEVATION - WEST END
1:50 @ A3
0 1 2 5 10

COMMERCIAL



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LEGEND
REPOINT SECTIONS OF WALL AREAS INDICATED INCLUDING TO ANY ASSOCIATED REVEALS OR RETURN WALL SURFACES
REPLACE STONE INDICATED
RE-RENDER AREAS INDICATED
swanbury penglase
architects of human space
PARKINDULA HOMESTEAD
CTC AUSTRALIA
MOUNT BARKER SA 5251
SOUTH ELEVATION - PART
1:50 @ A3
PRELIMINARY DRAWING
16074 WD10
WEST ELEVATION - SOUTH VERANDAH 1:50
SOUTH ELEVATION 1:50 @ A3
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LEGEND
REPOINT SECTIONS OF WALL AREAS INDICATED INCLUDING TO ANY ASSOCIATED REVEALS OR RETURN WALL SURFACES
REPLACE STONE INDICATED
RE-RENDER AREAS INDICATED
D.230 DOOR REFERENCE
W.830 WINDOW REFERENCE
SOUTH ELEVATION
1:50 @ A3
0 1 2 5 10
SOUTH ELEVATION
1:50 @ A3
PRELIMINARY DRAWING
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PARKINDULA
HOMESTEAD
CIC AUSTRALIA
MOUNT BARKER
SA 5251
SOUTH ELEVATION - PART
16074 WD11 A
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17.0 SA Heritage Places Database Search

SA Heritage Places Database Search

Search by Location | Search by ID | Search by Keywords | Extract by Council Area | About Heritage Places

Heritage Places

Heritage Place Details

LOCATION

Map	Show Map
Address	71 East Parkway MOUNT BARKER
Accuracy	H - high level confidence
Council Area	Mount Barker Council
Polygon Type	P - parcel (from DCDB)

DESCRIPTION

Details (Known As)	Parkindula - House
Registered Name	
Extent of listing	House: walls constructed of local stone with stone and red-brick dressings, some rendered; hipped cgi roof with gables to front including eaves detailing, capitals, and finials; and triangular vents in roof, timber-framed openings with timber doors & timber-framed windows, round-topped louvred ventilators to gable, projecting bay windows with timber-framed divided double-hung sash windows with keystones above, rendered red-brick chimneys with moulded coursing to top, and concave cgi verandah with timber posts.
Class	Local
Local Heritage Place Class Type	-

STATUS

Authorisation Date	11-OCT-2007

REFERENCE

LGA	Mount Barker
Heritage Number	18823
Council Reference	

SECTION 23 INFORMATION

Section 23	a - it displays historical, economic or social themes that are of importance to the local area b - it represents customs or ways of life that are characteristic of local area c - it has played an important part in the lives of local residents d - it displays aesthetic merit, design characteristics or construction techniques of significance to the local area g - in the case of a tree(without limiting a preceding paragraph) -- it is of special historical or social significance or importance within the local area

Disclaimer

While due care has been taken to ensure that the SA Heritage Places Database accurately reflects the South Australian Heritage Register and listings of Local Heritage Places in Council areas, the State of South Australia does not accept liability for the use of the SA Heritage Database for any purpose. Users should consult the Department for Environment and Water - Heritage South Australia to confirm the listing of State Heritage Places and the Planning and Design Code or their local council for Local Heritage Places.

In the majority of cases, the maps of State Heritage Places on this web site show the footprints of the most significant structures on a registered Place. However, sometimes they simply indicate the complete area of land comprising the Place. Work is proceeding to further refine the mapping of such places. It is also important to note that development control is not limited to the registered structures but extends to their setting and structures nearby (what is termed 'development affecting' a State Heritage Place). Hence it is

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vital that exact details of the listed place and implications for any proposed development be discussed with Heritage South Australia staff, as they cannot be deduced solely from the information on this web site. The inclusion of a place in the SA Heritage Register gives no right of public access. Permission to visit properties must be sought from the owners. The accuracy of the mapping of State Heritage Places is not guaranteed. Please contact Heritage SA (https://www.environment.sa.gov.au/topics/heritage/sa-heritage-register) if you believe there is an error.

GIS FILES

To access downloadable GIS files, go to **Data.SA**.

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RELEASED

18.2

REPORT TITLE:	**CONFIDENTIAL ITEM: STRATEGIC LAND PURCHASE (PARKINDULA HOMESTEAD)**
DATE OF MEETING:	**2 MARCH 2026**
FILE NUMBER:	**DOC/26/17121**
ATTACHMENTS:	**1: DOC/26/17185 – SUBJECT LAND** **2: DOC/26/17150 – BUILDING INSPECTION** **3: DOC/26/17157 – VALUATION**

Moved Councillor Westwood that Council:

1. Pursuant to Section 90(3)(b)
   Pursuant to Section 90(2) of the Local Government Act 1999 the Council Orders that all members of the public except the Acting Chief Executive

Officer, General Manager Infrastructure and Environment, General Manager Corporate Services, General Manager Planning and Community, Manager Economy and Activation and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.2 Confidential Item: Strategic Land Purchase (Parkindula Homestead). Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter.

Seconded Councillor Seager CARRIED
OM20260302.17

Moved Councillor Szilassy that Council:

2. Authorise the Chief Executive Officer, (and/or delegate) to negotiate the purchase of 71 East Parkway, Mount Barker (the land) highlighted in Attachment 1 (DOC/26/17185) for a purchase price of no more than $2,300,000.00 excluding GST and authorise the Chief Executive Officer (and/or delegate) to execute all required documents for the purchase by the end of the current 2025/26 financial year.

3. Exclude 71 East Parkway, Mount Barker from classification as community land pursuant to Section 193 of the Local Government Act 1999.

4. Note that subject to Council acquiring the property, staff will provide a subsequent report, recommending the preferred market process and if appropriate, preferred tenancy for occupation of the building.

Seconded Councillor Grosser CARRIED
OM20260302.18

CONFIDENTIAL

Moved Councillor Westwood that Council:

5. Section 91(7) Order
   Pursuant to Section 90 (3) (b)
   That having considered Agenda Item 18.2 Confidential Item: Strategic Land Purchase (Parkindula Homestead), in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until settlement or such lesser period as may be determined by the Chief Executive Officer. That this order be reviewed every 12 months.

Seconded Councillor Seager CARRIED
OM20260302.19

RELEASED