

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Date: 14/11/2018

Particulars of the Property:	
Assessment No	12226
Owner's Name	Mrs L C Palk & Mr S N Palk
Valuation No	1501801011
Property Address	21 Church Avenue NORWOOD 5067
Property Description	Lot 59 FP 139039, Adelaide CT 5753/55

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Facsimile
8332 6338

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of Rates and Charges Raised 2018-2019:	
Balance b/forward 2017-2018	\$0.00
2018-2019 Council Rates + NRM Levy	\$2,127.13
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$0.00
Less Concession/Rebate	\$0.00
Less Payments	-\$534.13
Plus Property Related Debts	
Balance Now Due and Payable	\$1,593.00

2018-2019 Council Rates including NRM Levy	\$2,127.13
2018-2019 Capital Value	\$920,000



100% Australian Made
Recycled Paper

Note: The due date for the 2018-2019 2nd Quarter rates is 1 December 2018.

Notes for your information:

- The next date for Fines and Interest to be calculated is 7 December 2018.
- If Balance Due above is Nil, rates have been paid to 30 June 2019.
- Upon settlement of the property, ensure the total balance of rates to 30 June 2019, is paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability



City of
Norwood
Payneham
& St Peters

City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555
Facsimile (08) 8332 6338

Property Information and Particulars

in response to an enquiry pursuant to Section 7 of the
Land & Business (Sale & Conveyancing Act 1994)

To: Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Certificate Date: 14/11/2018
Certificate No: 17628

Details of Property Referred To:

Rates Assessment Number : 12226 3
Valuer General Number : 1501801011
Owner Details : Mrs L C Palk & Mr S N Palk
Property Address : 21 Church Avenue NORWOOD 5067
Property Description : Lot 59 FP 139039, Adelaide CT 5753/55
Hundred : Adelaide
Ward : West Norwood/Kent Town Ward - Ward 5

Prescribed Encumbrances for 21 Church Avenue NORWOOD 5067

Development Act 1993

Part 3 – Development Plan

The title or other brief description or label of the zone or policy area in which the land is situated
(as shown in the Development Plan):

Zone: RC(Nwd) - Residential Character (Norwood)

For information relating to objectives and provisions of development control that apply specifically to the above-mentioned zoning refer to the Norwood, Payneham & St Peters (City) - Development Plan.

Is the land situated in a designated State Heritage Area?

NO

Is the land designated as a place of Local Heritage Value?

NO

Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

The Council has released the following Development Plan Amendment (DPA) for public consultation to amend the Norwood Payneham & St Peters (City) Development Plan:

Educational Establishments Review DPA. This DPA proposes to change the zoning and policies that apply to schools (primary and secondary) and adult education facilities. The proposed rezoning is mostly confined to schools sites and some additional land owned by schools. However, there are isolated examples of where privately owned allotments are being included as part of the rezoning process.

Further advice about how the proposed rezoning affects specific properties can be obtained by contacting 8366 4561. Further information and copies of the DPA are available via the Council's website www.npsp.sa.gov.au

Public consultation on the DPA closes at 5:00pm on Friday 9 February 2018.

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

NO

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

YES

Application No	155/223/2014
Description of Application	Three (3) verandahs
Date approved	31/03/2014

Application No	155/1103/02
Description of Application	Alterations and additions to existing detached dwelling
Date approved	08/05/2003

Repealed Act conditions

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

NO

Section 50(1)

Requirement to vest land in council to be held as open space

NO

Section 50(2)

Agreement to vest land in council to be held as open space

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57 Land Management Agreement	NO
Section 69 Emergency Order	NO
Section 71 Fire Safety Notice	NO
Section 84 Enforcement Notice	NO
Section 85(6), 85(10) or 106 Enforcement Notice	NO
Part 11 Division 2 Proceedings	NO

Fire and Emergency Services Act 2005

Section 56 Fire Prevention on Private Land	NO
Section 83 Notice to Prevent Fires on Private Land	NO

Food Act 2001

Section 44 Improvement Notice	NO
Section 46 Prohibition Order	NO

Housing Improvement Act 1940

Section 23 Declaration that house is undesirable or unfit for human habitation	NO
Part 7 (Rent Control for substandard houses) Notice or Declaration	NO

Local Government Act 1934

Notice or Order	NO
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Local Government Act 1999

Notice or Order	NO
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Refer to separate attachment for Rates and Charges under Section 187

Public and Environmental Health Act 1987

Part 3

Notice or declaration of Insanitary Conditions	NO
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Public and Environmental Health (Waste Control) Regulations 1995 Part 2

Condition (that continues to apply) of an approval	NO
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Public and Environmental Health (Waste Control) Regulations 1995 Regulation 19

Maintenance order (that has not been complied with	NO
--	----

Other

Charge of any kind affecting the land (not including any other item)	NO
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Housing Indemnity Insurance Certificate applicable	NO
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Encumbrance	NO
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Encroachment over Council Land (Sec 201 or 221 of LG Act 1999)	NO
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Particulars relating to Environment Protection

Does the Council hold details of any development approvals relating to-

- | | |
|--|----|
| (a) commercial or industrial activity at the land; or | |
| (b) a change in use of the land or part of the land
(within the meaning of the Development Act 1993)? | NO |

Note: The question relates to information that the council may hold. If the Council answers YES to the question, it will provide a description of the nature of each development approved in respect of the land.

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

It should be noted that –

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

Please Note:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

For example, various parts of the City of Norwood, Payneham & St Peters area are known to be prone to flooding in the event of unusually significant rainfall. The Council holds certain information in relation to flooding in its area. You are encouraged to make your own enquiries in relation to whether this property is affected and if affected, the extent of the affect.

Please contact the Council should you require further information.

This statement is made the **14 November 2018**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

14 November 2018

Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Dear Sir / Madam

Smoke Alarms in Dwellings

In addition to the enclosed details and particulars provided pursuant to the Land and Business (Sales & Conveyancing) Act 1994, please advise any intending purchaser(s) of the following requirements in respect to the installation of smoke alarms in dwellings.

On the 1st February 1998, legislation came into force which varied the Development Regulations requiring the installation of smoke alarms **in all dwellings**.

Development Act 1993 - Regulation 76B
Fire Safety Requirements - Smoke Alarms in Dwellings ('**Dwelling**' means a building or part of a building used as a self-contained residence).

Regulation 76B requires that all dwellings shall be fitted with self contained smoke alarms by 1st January 2000.

However should an existing property title be transferred, the smoke alarm ***shall be installed within six months of the day of transfer*** and such smoke alarms shall comply with AS3786 -1993. That is they ***shall be hardwired through the electricity mains and have a battery backup, or powered by 10 year life non replaceable, non-removable permanently connected batteries..***

The smoke alarms shall be installed in locations that will provide reasonable warning to occupants of bedrooms in the dwelling so that they may safely evacuate in the event of a fire, (ie adjacent to bedrooms within a safe path of travel to an exit).

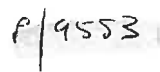
Should the smoke alarms not be installed to the dwelling, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.

A licensed electrician will be required to install the smoke alarm(s).

Any enquiries relating to this matter should be directed to Council's Urban Planning & Environment Department on 8366 4531, or the South Australian Metropolitan Fire Service on 8204 3611.

Thank you for your assistance in bringing this matter to the attention of intending purchaser(s).

**URBAN PLANNING & ENVIRONMENT DEPARTMENT
CITY OF NORWOOD PAYNEHAM & ST PETERS**



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION

NUMBER	:	155/01103/02
DATED	:	06/12/2002
REGISTERED ON	:	06/12/2002


LOCATION OF PROPOSED DEVELOPMENT

NATURE OF PROPOSED DEVELOPMENT

In respect of this proposed development you are informed that :

Council requires 24 hours notice of commencement of this Development, please ring 8366 4531

Date of Decision: 08/05/2003 ☐ Council or Delegate

Signed:  ☒ Council Chief Executive Officer or Delegate

Date: 8 May, 2003 ☒ Private Certifier

☒ Sheets Attached



City of
Norwood
Payneham
& St Peters

DEVELOPMENT APPLICATION NUMBER : 155/01103/02
APPLICANT : Leighton Hall Design
LOCATION : 21 Church Avenue, NORWOOD SA 5067
PROPOSED DEVELOPMENT : Alterations and additions to existing detached dwelling
DECISION : **Development Approval Granted**
DATE OF DECISION : 08/05/2003

REASONS FOR DECISION

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

PROVISIONAL DEVELOPMENT PLAN CONSENT

Conditions of Consent

1. The development shall proceed in accordance with the details of Development Application No. 155/1103/02 and the approved plans, drawing number(s) 1711-1 to 4 prepared by Leighton Hall Design and received by Council on 6 December 2002 except when varied by the following conditions of consent.
2. The portion of the upper floor windows facing the northern, western and southern boundaries of the subject property less than 1.5 m above the internal floor level shall be treated prior to occupation of the building in a manner that permanently restricts views being obtained by a person within the room to the reasonable satisfaction of the Council or its delegate. (Suggested treatments include, but are not restricted to, permanently fixed translucent glazing in any part of the window below 1.5 m above the internal floor level or a window sill height of 1.5 above the internal floor level.)
3. All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building.
4. All external materials, finishes and colours to be complementary to the character of the locality in which the building is located.

PROVISIONAL BUILDING RULES CONSENT

Conditions of Consent

The following conditions are as per the Certifiers Provisional Building Rules Consent dated 6th May 2003.

1. A Certificate of Insurance in the form prescribed in Regulation 14 and Part 5 of the Building Work Contractors Act, 1995 shall be submitted to the Council prior to work being commenced.



City of
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Payneham
& St Peters

ADVISORY NOTE(S)

1. The granting of this consent does not remove the need for the applicant to obtain all other consents which may be required by any other legislation or regulation.

The Applicant's attention is particularly drawn to the need to consult all relevant Electricity suppliers with respect to high voltage power lines.

2. The applicant's attention is drawn to the EPA Guidelines IS NO 7 "Construction Noise." These guidelines provide recommended hours of operation outside which noisy activities should not occur. Further information is available by phoning 8204 2004.
3. The applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Urban Services Department, prior to any works being undertaken. Further information may be obtained by phoning 8360 9000.

All works on Council owned land required as part of this development are likely to be at the applicant's cost.

4. This Provisional Development Plan Consent will lapse within 12 months of the date of this notice unless full development approval has been obtained.
5. The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the applicant are accurate.

Tony Albanese
DEVELOPMENT OFFICER - BUILDING

08 May 2003



City of
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Payneham
& St Peters

IMPORTANT NOTICE – OWNER AND/OR BUILDERS OBLIGATIONS

- On the completion of the development, a statement signed by a Licensed Builder, or a Registered Building Work Supervisor, or a Private Certifier, indicating that the building work carried out, has been constructed in accordance with the relevant approval, shall be submitted to council within 10 business of completion, as required by **Regulation 83AB**.
- Pursuant to **Regulation 74**, one business day's notice shall be given to the Council when the following stages of building work have been reached;
 - (a) one business days notice of the intended commencement of building work.
 - If the building owner is giving the notice, the notice **must** include the name, address and telephone number of the person who is proposed to provide a statement on completion of the work, stating that the relevant building work has been carried out in accordance with the approved plans, as stated above.
 - The person providing the written statement as detailed above must be a licensed Building Work Contractor who carried out the work, or a Registered Building Work Supervisor, or a Private Certifier;
 - (b) after the placement of steelwork in footings and before the concrete is placed;
 - If the design engineer is to inspect, then Council will require a copy of the engineers inspection Certificate prior to work commencing on the walls.
 - (c) at the completion of the roof framing;
 - (d) after the completion of the building work.
- Where any building work or excavation is deemed to affect the stability of land or premises on adjoining properties, as per Schedule 15, the building owner must serve notice on the owner of the affected land or premises at least 28 days before building work is commenced in accordance with the **Development Act 1993, Section 60 & Regulation 75**.
- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Allotment boundaries** will not be certified by Council staff. The onus of ensuring that buildings / structures are sited in the approved position on the correct allotment is the responsibility of the owner.
- This application has been assessed pursuant to the Building Rules. Your attention is drawn to the provisions of the **Disability Discrimination Act**, which prescribe your legal responsibilities to comply with that Act.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.
- **Section 779 of the Local Government Act** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council **Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet** privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for **refuse containers** on a building site to restrain 'blowable' materials is to be either;
 - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
 - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation, in accordance with the brochure **"Maintenance of Rainwater Tanks"** available at the front counter of the Norwood Town Hall.



City of
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& St Peters

P/09553

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION NUMBER: 155/223/2014
DATED: 26/03/2014
REGISTERED ON: 26/03/2014

TO:	Pergolas of Distinction 22-26 Delray Avenue HOLDEN HILL SA 5088
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LOCATION OF PROPOSED DEVELOPMENT
21 Church Avenue NORWOOD 5067 Lot 59 FP 139039, Adelaide CT 5753/55

NATURE OF PROPOSED DEVELOPMENT
Three (3) Verandahs


In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Not Required	-	N/A
BUILDING RULES CONSENT	Certified	20/03/2014	1 as issued by Private Certifier
DEVELOPMENT APPROVAL	APPROVED		

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

The classification assigned to this building is Class 10a, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

Pursuant to Regulation 48 this approval is valid for twelve (12) months. Substantial commencement or a request for an extension of time shall be undertaken during this period or the Approval will lapse. Council requires 24 hours notice of commencement of this Development, please ring 8366 4569 or 8366 4576

Date of Decision:	31 March 2014	<input type="checkbox"/> DAP or Delegate
Signed:		<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date:	31 March 2014	<input type="checkbox"/> Private Certifier
		<input checked="" type="checkbox"/> Sheets Attached



City of
Norwood
Payneham
& St Peters

DEVELOPMENT APPLICATION NUMBER: 155/223/2014
APPLICANT: Pergolas of Distinction
LOCATION: 21 Church Avenue NORWOOD 5067
PROPOSED DEVELOPMENT: Three (3) Verandahs
DECISION Development Approved
DATE OF DECISION: 31/03/2014

REASONS FOR DECISION

Consent is granted, as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality:

DEVELOPMENT PLAN CONSENT

Relevant Plans

Pursuant to Section 44 (2) and (3) of the *Development Act 1993* and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Plans, elevations and specifications prepared by Pergolas of Distinction, dated 16 March 2014 received by the Council on 26 March 2014

Conditions of Consent

Not Required

BUILDING RULES CONSENT

Conditions of Consent

See attached conditions and notes per the Certifiers Building Rules Consent dated 20/03/2014.

ADVISORY NOTE(S)

- (1) The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Urban Services Department, prior to any works being undertaken. Further information may be obtained by contacting the Council's Urban Services Department on 8366 4513.

All works on Council owned land required as part of this development are likely to be at the Applicant's cost.



City of
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- (2) The granting of this consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation.

The Applicant's attention is particularly drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.

- (3) This Development Approval will lapse within 12 months of the date of this notice unless work has substantially commenced.
- (4) The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate. It is recommended that a building identification survey plan be obtained by a licensed surveyor prior to the development being undertaken, so as to avoid any encroachment onto adjoining land, Building Code compliance issues, and to ensure the development is sited in accordance with this consent/approval.
- (5) All stormwater from buildings and paved areas should be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system should be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

Graeme Gibson
URBAN PLANNER

31 March 2014

DECISION NOTIFICATION FORM

DEVELOPMENT NO.:

PBS REFERENCE NO.: 30865

DEVELOPMENT APPLICATION Received: 18 March 2014

To: Pergolas of Distinction
22 - 26 Delray Avenue
HOLDEN HILL SA 5088

LOCATION OF PROPOSED DEVELOPMENT

21 Church Street NORWOOD

NATURE OF PROPOSED DEVELOPMENT

Verandahs

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>				
<u>Building Rules Consent</u>	20.03.2014	ONE		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

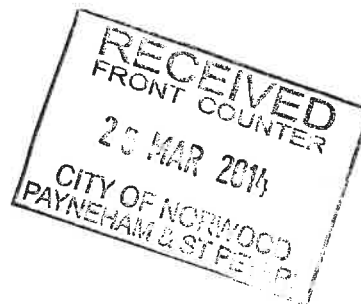
This building has been assigned a classification 10a (verandah) for the purposes of Section 66 of the Development Act.

Dated: 20 March 2014

Signed: Grant Riches



Building Surveyor / Private Certifier



NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

BUILDING RULES CONSENT CONDITIONS

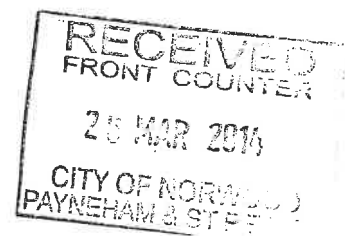
- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.

BUILDING RULES CONSENT NOTES

- 1 Notification by the owner must be given to the Council at the following stages:
 - one business day's notice of the intended commencement of building work on the site, and
 - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.

- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.



NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.

2. You may have a right of appeal if this Notification is:
A refusal, OR
A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.

4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. **Any new building or part thereof (except Class 1A and outbuildings) the subject of this approval/consent must not be occupied until a Certificate of Occupancy has been issued by Council or PBS Australia.**

To facilitate the issue of the Certificate of Occupancy, the owner **must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211