

To **Brenton Ward Real Estate**  
**PO Box 3150**  
**Norwood SA 5067**

**Certificate No: 23129**  
**Certificate Date: 11/09/2019**

### LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

**Land:**

<b>Assessment No:</b>	8824
<b>Valuer-General's No:</b>	3304501107
<b>Owner/s:</b>	W M Bray
<b>Property Details:</b>	25 Kanmantoo Road Aldgate 5154
<b>Legal Description:</b>	Lot 110 Sec: P1142 DP:84509 CT:6064/793

**Rates and other monies due as known by Adelaide Hills Council as at 11/09/2019**

Due Dates for Payment:	1st Qtr due	02/09/2019	2nd Qtr due	02/12/2019
	3rd Qtr due	02/03/2020	4th Qtr due	01/06/2020

Arrears/Credits as at 01/07/2019	\$0.00
<b>Rates for the 2019/2020 rating year (Declared 25/06/2019)</b>	<b>\$2,535.95</b>
Rates - Residential	\$1,802.37
Fixed Charge	\$662.00
Adelaide & Mt Lofty Ranges NRM Levy	\$71.58
Rates Postponed (arrears and current)	\$0.00
Postponed Interest	\$0.00
PLUS Other property Related Debts	
PLUS Fines and/or Interest to date	\$0.00
PLUS other adjustments, including Legal Fees	\$0.00
LESS Rebate (if applicable)	\$0.00
LESS Payments/Rounding	-\$633.95
<b>TOTAL OWING AS AT 11/09/2019</b>	<b>\$1,902.00</b>

**Fines on Rates:** Council Rates are deemed to be overdue if not paid by 02/09/19 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 6.35% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 10th of each month following until the total balance owing is paid.

**Fines on Payments by Instalments:** Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 6.35% p.a. added on the 10th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

**Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.**

Certified - Adelaide Hills Council

Date - 11-September-2019



PO Box 44  
WOODSIDE SA 5244

Telephone: (08) 8408 0400  
Fax: (08) 8389 7440

**Brenton Ward Real Estate**  
**PO Box 3150**  
**NORWOOD SA 5067**

**Certificate No:** 18025  
**Certificate Date:** 09/09/2019

## **REQUEST FOR INFORMATION**

We refer to your request and now attach particulars and documentary material which council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sales and Conveyancing) Act 1994.

### **Land:**

<b>Assessment No:</b>	<b>8824</b>
<b>Valuer-General's No:</b>	<b>3304501107</b>
<b>Owner/s:</b>	<b>W M Bray</b>
<b>Property Details:</b>	<b>25 Kanmantoo Road ALDGATE SA 5154</b> <b>Lot 110 Sec: P1142 DP:84509 CT:6064/793</b>

**PRESCRIBED INFORMATION****Part 1 – Items that must be included in statement****Development Act 1993****Part 3 Development Plan**

Title or other brief description of zone and/or policy area in which the land is situated (as shown in the Development Plan):

**Country Living Zone ✓**

**Country Living (Stirling & Aldgate) Policy Area ✓**

Is the land situated in a designated State Heritage Area?

~~YES~~ **NO**

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

~~YES~~ **NO**

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

~~YES~~ / NO

If YES, state the name of the Council:

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?

~~YES~~ / NO

**PRESCRIBED INFORMATION**

**Section 42** – Condition (that continues to apply) of a development authorisation.

~~Nil~~

See attached approvals

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**Repealed Act conditions**

Condition (that continues to apply) of an approval or authorisation granted under the following repealed Acts:

Building Act 1971 (repealed)

City of Adelaide Development Control Act 1976 (repealed)

Planning Act 1982 (repealed)

Planning and Development Act 1966 (repealed)

~~Nil~~

See attached approvals

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**PRESCRIBED INFORMATION****Part 2 – Items to be included if land affected****Development Act 1993**

Section 50 (1) – Requirement to vest land in a council or the Crown to be held as open space

Date requirement given:

Name of body giving requirement:

N/A

Nature of requirement:

Contribution payable (if any):

Section 50 (2) – Agreement to vest land in a council or the Crown to be held as open space

Date of agreement:

Names of parties:

N/A

Terms of agreement:

Contribution payable (if any):

Section 55 – Order to remove or perform work

Date of order:

Terms of order:

N/A

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

Amount payable (if any):

Section 56 – Notice to complete development

Date of notice:

Requirements of Notice:

N/A

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

Amount payable (if any):

**PRESCRIBED INFORMATION**

## Section 57 - Land management agreement

Date of  
agreement:Names of  
parties:~~YES~~ (NO)Terms of  
agreement:

If yes, copy attached.

-----  
Section 69 – Emergency Order

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the authorised officer:

(N/A)

Nature of order:

Amount payable (if any):  
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## Section 71 – Fire safety notice

Date of notice:

Names of authority giving notice:

Requirements of notice:

(N/A)

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

Amount payable (if any):  
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## Section 84 – Enforcement notice

Date notice given:

Name of the relevant authority giving notice:

Nature of directions contained in notice:

(N/A)

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

Amount payable (if any):  
-----

**PRESCRIBED INFORMATION**

Section 85(6), 85(10) or 106 – Enforcement order

Date order made:

Name of court that made order:

Action number:

N/A

Names of parties:

Terms of order:

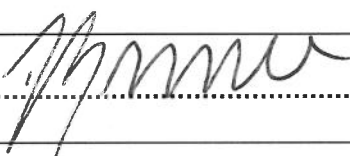
Building work (if any) required to be carried out:

-----  
Part 11 Division 2 – Proceedings

Date of commencement of proceedings:

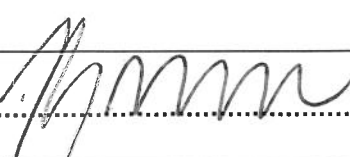
Date of determination or order (if any):

N/A

Terms of determination or order (if any):  
-----**Confirmed – Planning/Development Section** .....**Housing Improvement Act 1940**-----  
Section 23 – Declaration that house is undesirable or unfit for human habitation

Date of declaration:

N/A

Those particulars required to be provided by a council under Section 23:  
-----**Confirmed – Building/Development Section:** .....



## PRESCRIBED INFORMATION

## Food Act 2001

## Section 44 – Improvement notice

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

## Section 46 – Prohibition order

Date of order:

Name of authority or person who served order:

Requirements of order:

## Public and Environmental Health Act 1987 (repealed)

## Part 3 - Notice

Date of Notice:

Name of council or other authority giving notice:

Requirements of notice:

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 – Condition (that continues to apply) of an approval

Date of approval: 2/9/11

Name of relevant authority that granted the approval: AHC

N/A

Condition(s) of approval: attached

Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 – Maintenance order (that has not been complied with)

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed – Environmental Health Section: 153

**PRESCRIBED INFORMATION**

South Australian Public Health Act 2011

Section 66—Direction or requirement to avert spread of disease

Date of direction or requirement:

N/A

Name of Authority giving or making requirement:

Nature of direction or requirement:

Section 92 – Notice

Date of notice:

Name of Council or other relevant authority giving notice:

N/A

Requirements of notice

South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval

Date of approval:

Name of person or body that granted the approval:

N/A

Condition (s) of approval:

Confirmed – Health Section: .....

**PRESCRIBED INFORMATION**

**Water Industry Act 2012**

Notice or order under the Act requiring payment of charges or other amounts or making other requirement

Date of notice or order:

Name of person or body who served notice or order:

N/A

Amount payable (if any) as specified in the notice or order:

Nature of other requirement made (if any) as specified in the notice or order:

Confirmed – **Water Section:** .....

## PRESCRIBED INFORMATION

## Local Government Act 1934

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

Date of Notice, order etc:

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

Land subject thereto:

N/A

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

## Local Government Act 1999

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

Date of Notice, order etc:

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

Land subject thereto:

N/A

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed – General Section: .....

**PRESCRIBED INFORMATION****Fire and Emergency Services Act 2005**

Section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land

Date of notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

N/A

Confirmed -- Enforcement/Compliance Section: .....

**PRESCRIBED INFORMATION****Particulars of Building Indemnity Insurance**

**Note: Building indemnity insurance is not required for:**

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

Details of Building Indemnity Insurance still in existence for building work on the land:

~~YES~~ **(NO)**

.....  
Copy not supplied to Council / Copy attached

YES / NO

.....  
Copy not supplied to Council / Copy attached

YES / NO

.....  
Copy not supplied to Council / Copy attached

**Exemption from holding insurance:**

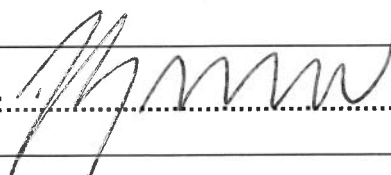
If particulars of insurance are not given –

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

~~YES~~ **(NO)**

If yes, refer to copy attached

**Confirmed – Development Section:** .....



**PRESCRIBED INFORMATION****Particulars relating to Environment Protection****Further information held by Councils**

Does the Council hold details of any development relating to –

(a) commercial or industrial activity at the land; or

~~YES~~ **NO**

(b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?

.....

.....

.....

Development Consents Attached

~~YES~~ **NO**

Note:- The question relates to information that the Council for the area in which the land is situated may hold. If the Council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the Council (on payment of any fee fixed by the Council). However, it is expected that the ability to supply further details will vary considerably between councils.

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

It should be noted that-

- (a) The approval of development by 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.

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South Australia - Regulation 42 under the Development Act, 1993  
Schedule 11

**DECISION NOTIFICATION FORM**

FOR DEVELOPMENT APPLICATION DATED 10/12/2009

Development Number

**473/D71/2009**

REGISTERED ON 15/12/2009

To:- W M Bray & R E Bray 25 Kanmantoo Road ALDGATE SA 5154	ASSESSMENT NO 8824 VALUER GENERAL NUMBER 3304501086
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**LOCATION OF PROPOSED DEVELOPMENT**

**Address:** 25 Kanmantoo Road ALDGATE, 27 Kanmantoo Road ALDGATE

LOT: 131 SEC: 1142 DP: 1427 CT: 5097/484, LOT: 10 SEC: P1142 FP: 100371  
CT: 5097/484, LOT: 11 SEC: P1142 FP: 100371 CT: 5097/759

Nature of  
Proposed  
Development **Land Division - Boundary Realignment**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	07/06/2010	2	
Land Division	07/06/2010	-	
Land Division (Strata)			
<b>DEVELOPMENT APPROVAL</b>	07/06/2010	3	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

**ADELAIDE HILLS**

Date of Decision: 07/06/2010

Signed: \_\_\_\_\_

A Atkinson  
Senior Statutory Planner

Date: 7/06/2010

**COUNCIL**

Expiry date: 06/06/2013

✓  
Sheets Attached.



## NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
  - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
  - a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environment, Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
  - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.
4. If this is a Land Division Approval with conditions:
  - This development approval is valid for a period of three (3) years commencing from the date of the decision notification. This time period may be further extended beyond the 3 year period by written request to and approval by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective timeframes.

You may be required to lodge a development application before commencing or continuing the development if you are unable to satisfy these requirements.

### ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

### PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court if damage is caused. Any changes to existing entrance ways must be approved by Council prior to any work being done.

### SA WATER and ETSA UTILITIES:

SA Water and ETSA Utilities should be notified of all proposed additions and alterations to existing buildings in sewer and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages ETSA Utilities. ETSA should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Phone ETSA Utilities on 131261 or view their website: [www.etsautilities.com.au](http://www.etsautilities.com.au) or Phone SA Water on 1300 650 950 or view their website: [www.sawater.com.au](http://www.sawater.com.au)

### WARNINGS:

- a) This consent does not imply compliance with other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure with that approval or authorisation.
- b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

## Adelaide Hills Council

### 1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 473/D71/2009

- (1) The development herein approved shall be undertaken in accordance with the following plans and written submissions accompanying the application, unless varied by a separate condition:
- Plan of boundary re-arrangement as prepared by Veska and Lohmeyer, Surveyors, Reference 9228, Rev 02, dated 2/12/09

**REASON:** To ensure the proposed development is undertaken in accordance with the approved plans.

- (2) The existing trees outside the proposed building envelope on the proposed Lot 111 shall be retained in good order and condition.

**REASON:** To maintain and enhance the visual amenity of the locality in which the subject land is situated and ensure the survival and maintenance of the vegetation.

#### NOTES

nil

### 2. LAND DIVISION CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 473/D71/2009

#### COUNCIL REQUIREMENTS

nil

#### COUNCIL NOTES

- (1) The property identifiers for this property are now:
- Lot 111 to remain as 25 Kanmantoo Road
  - Lot 111 will be 27 Kanmantoo Road

ADELAIDE HILLS  
COUNCIL

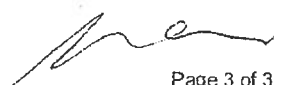
#### DEVELOPMENT ASSESSMENT COMMISSION REQUIREMENTS


- (1) A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

**REASON:** Statutory requirement in accordance with Section 51 of the Development Act 1993.

#### DEVELOPMENT ASSESSMENT COMMISSION NOTES

nil



PURPOSE:	DIVISION	AREA NAME:	ALD GATE	APPROVED:	 <b>D84509</b>	SHEET 1 OF 2 21347_text_01_v05_Version_5				
MAP REF:	6627/0318	COUNCIL:	ADELAIDE HILLS COUNCIL	ALEX ANDRADE-FIGUEROA 23/07/2010						
LAST PLAN:		DEVELOPMENT NO:	473/D07/09/001/25589	DEPOSITED: MARK MCNEIL 26/08/2010						
AGENT DETAILS: VESKA & LOHMEYER PTY LTD 3 ALEXANDRINA ROAD MOUNT BARKER SA 5251 PH: 08 8398 3050 FAX: 08 8398 3650										
AGENT CODE: LVS1										
REFERENCE: 9228										
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5097	484		ALLOTMENT(S)	10	F	100371	NOARLUNGA		
CT	5097	759		ALLOTMENT(S)	11	F	100371	NOARLUNGA		
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
EXTINGUISH	CT5808/385 CT5063 /143	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		11 IN F100371 NOW CONTAINED IN 110				
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		111				
ANNOTATIONS:										

# D84509

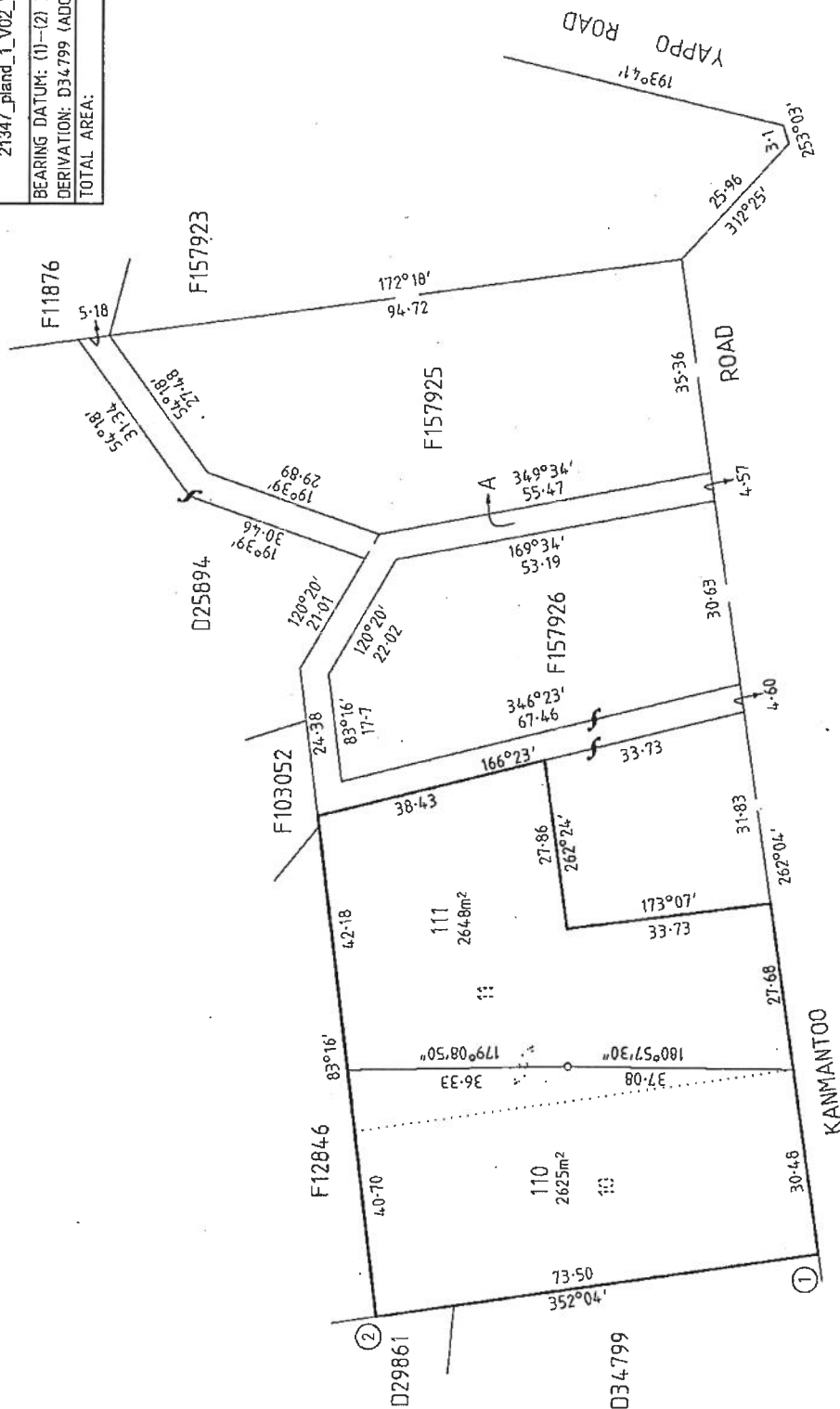
SHEET 2 OF 2

21347\_pland\_1\_V02\_Version\_5

BEARING DATUM: (1)-(2) 352°04'

DERIVATION: D34799 (ADOPTED)

TOTAL AREA:



VESKA & LOHMEYER PTY. LTD.  
SURVEYING CONSULTANTS  
44 HUTCHINSON STREET - MOUNT BARKER 5251  
Ph: 8398 3050 Fax: 8398 3850 ABN: 18 007 839 410  
Email: admin@veskaohmeyer.com.au

DATE 23/07/2010	FIELD	DC	DRAWN	DC
REF No 9228	CHK	LDC	REV	03

9228UD R03.dwg

P18807

South Australia - Regulation 42 under the Development Act, 1993  
Schedule 11

# DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 7.4.2003

Development Number

473/344/03

REGISTERED ON 7.4.2003

To:- Bray W & R 25 Kanmantoo Road ALDGATE SA 5154	ASSESSMENT NO A8824 VALUER GENERAL NUMBER 3304501086
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LOCATION OF PROPOSED DEVELOPMENT			
House No 25	Lot No	Street KANMANTOO ROAD	Town/Suburb ALDGATE
Sect/No		Hundred of NOARLUNGA	Certificate of Title 5097/484
FULL/Part			

Nature of Proposed Development	Domestic Outbuilding - Garage
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From	ADELAIDE HILLS COUNCIL
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In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	11.4.2003	5		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	17.4.2003	1		
Public Space				X
Other				X
<b>DEVELOPMENT APPROVAL</b>	17.4.2003	6		

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

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

Date of Decision:- 17.4.2003

Signed: J. Barnes. ✓ Council Chief Executive Officer or delegate

Date:-17/04/2003

✓ Sheets Attached. (2)

## NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
  - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
  - a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:

- the development must be substantially commenced or
- for land division, you must apply for Certificates of Approval within twelve (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 authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

## ADDITIONAL INFORMATION

### ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

### PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

### S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

### ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

### WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

## Adelaide Hills Council

### 1. PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/344/03

1. The development hereby approved shall be undertaken in accordance with the plans and written submissions accompanying the application unless altered by the following conditions.
2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved. WALLS: Colorbond Slate Grey ROOF: Colorbond Slate Grey  
*REASON: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*
3. No existing native trees on the site shall be lopped topped felled or removed other than that which is required for buiding and/or access purposes.  
*REASON: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*
4. Management of the property shall be undertaken in such a manner as to prevent denudation erosion or pollution of the environment.  
*REASON: To maintain and enhance the natural environment.*
5. Roof drainage water shall be disposed to a water storage tank street water table or storm water sump within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.

### 2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/344/03

1. The building is not to be used for any other purpose than the classification approved by Council (Class 10a ). Application may be made to Council for determination of a new classification.

## DECISION NOTIFICATION FORM

Development Number

330:192:97

FOR DEVELOPMENT APPLICATION

DATED: 5/5/97

REGISTERED ON: 14/5/97

To W.M. BRAY  
25 KANMANTOO ROAD  
ALDGATE

APP. DAVID CHENEY PTY. LTD.  
AND 109 QUEENS STREET  
BUILD. NORWOOD

LOCATION OF PROPOSED DEVELOPMENT: 25 KANMANTOO ROAD, ALDGATE

House No: 25 Lot No: 131 Street: KANMANTOO ROAD Town/Suburb: ALDGATE  
Section No (full): 1142 Hundred: NOARLUNGA

Nature of  
Proposed  
Development

NEW OUTBUILDING - CARPORT

From: DISTRICT COUNCIL OF STIRLING

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	YES	3		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	YES	4		
Public Space				X
Other				X
<b>DEVELOPMENT APPROVAL</b>	<b>GRANTED</b>	<b>7</b>		

Details of the building classification under the Building Code are attached.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 12/6/97

☐ Development Assessment Commission or delegate

Signed: 

☒ Council Chief Executive Officer or delegate

Date: 12/6/97

☐ Private Certifier

☒ Sheets Attached



The District Council of Stirling

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Application No. 330\* 192\* 97

Conditions of Consent Page 1 of 1

PROVISIONAL DEVELOPMENT PLAN CONSENT  
CONDITIONS OF CONSENT BY THE COUNCIL

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application unless altered by the following conditions.

2. The access be limited to the existing access as shown on the approved plan.

REASON: For safe and convenient vehicle movement.

3. External finishes shall be of materials and colours to match those existing or at least to blend with the existing finishes to the satisfaction of Council.

REASON: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

DATE OF DECISION 11 JUN 97

  
.....  
DELEGATE FOR CHIEF EXECUTIVE OFFICER  
DATED 11 JUN 97

The District Council of Stirling

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Application No. 330\* 192\* 97

Conditions of Consent Page 1 of

BUILDING RULES CONSENT  
CONDITIONS OF CONSENT BY THE COUNCIL

1. In respect of the proposed development, provisional building rules consent is hereby granted for a Classes 10a and 10b in accordance with the Building Code of Australia.
2. The owner of land or the person in charge of the building work must give the building surveyor one business day's notice of commencement and completion of building work or at any other stage specified by Council prescribed in Regulation 74 of the Development Act.
3. Suitable drainage, damp and weatherproofing must be provided where necessary to prevent:
  - (a) Moisture or damp affecting the stability of the building;
  - (b) The creation of any unhealthy or dangerous condition and;
  - (c) Undue damage to adjoining property.A suitable system of drainage must be provided if paving, excavation or any other work on an allotment will cause undue interference with the existing drainage of rainwater falling on the allotment whether the existing drainage is natural or otherwise. BCA F1.
4. Subject to compliance with the conditions as set out in the Building Surveyor's Report dated 5<sup>th</sup> June 1997 (see copy attached).

NOTE: The owner of the land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the Council if the value of the contract is \$5000 or more. (Refer to Reg. 21) In the case of owner builders the insurance applies to each individual contract with a value of \$5000 or more including (if applicable) any contract by a person with a builder's licence engaged to supervise the building work.

DATE OF DECISION 11 JUN 97



DELEGATE FOR CHIEF EXECUTIVE OFFICER  
DATED 11 JUN 97

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946, as amended, or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

DATE OF DECISION 11 JUN 97

*Ku Mullins*

DELEGATE FOR CHIEF EXECUTIVE OFFICER  
DATED 11 JUN 97

7/22 Melbourne Street  
Postal: PO Box 1171  
NORTH ADELAIDE 5006  
Tel (08) 8239 1040  
Fax (08) 8239 1140



Council Ref No : 192/97  
Our Ref No : LG289  
5 June, 1997

## K A T N I C H D O D D

### DEVELOPMENT ACT, 1993

### DISTRICT COUNCIL OF STIRLING

#### BUILDING SURVEYOR'S REPORT TO COUNCIL PURSUANT TO SECTIONS 33 & 101 & REGULATION 87

PROPOSED BUILDING WORK:	CARPORT, DECK & RETAINING WALL
SITE ADDRESS:	25 KANMANTOO ROAD STIRLING
APPLICANT:	DAVID CHENEY PTY LTD
OWNER:	R BRAY
CLASSIFICATION:	10a & 10b

I recommend that, under Sections 33, 39 and 42 and Regulation 15 & Schedule 5, the Council **grant provisional building rules consent** in respect of the proposed development.

#### Notes

I recommend that the person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

Building fee payable to Council in relation to Provisional Building Rules Consent was indicated in a previous report to Council for this development

Technical details, particulars, plans, drawings and specifications are returned herewith.

**Katnich Dodd**  
Building Surveyors

.....  
**Peter Harmer**  
5 June, 1997

## THE DISTRICT COUNCIL OF STIRLING

Application No. 186/87

District Office,  
Box 21, Stirling, 5152

OWNER R. Bray,  
25 Kanmantoo Road, Aldgate.

BUILDER South Pacific Pools & Spas,  
66 Belair Road, Hawthorn. 5062

Date 10/4/87

Dear Sir/Madam,

At a meeting of this Council, held on 9th April, 1987, your plans and specifications of a Concrete Swimming Pool being on Lot No. 131 Section No. 1142 Hundred of Noarlunga situated at 25 Kanmantoo Road, ALDGATE. (TOWNSHIP) were approved

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1970, and as amended and the undermentioned conditions.

- (a) Complying with the relevant clauses on the attached information sheets.
- (b) See conditions as per attached sheet.

Yours faithfully,

R. KATNICH,  
BUILDING SURVEYOR

PER



Town Clerk



Building Inspector

BUILDING CONDITIONS - APPLICATION NUMBER 186/87

1. In issuing this consent the Council has expressly relied upon the Report No. F4872 dated 24th March, 1987, of Koukourou and Partners supplied by you and has acted on the information contained therein to satisfy itself as the structural adequacy of the swimming pool construction therein recommended: the Council shall not, in any way, be responsible for any claims from any person arising from or out of the recommendations contained in the said report.
2. Strict compliance with the Soil Engineer's requirements with regard to:-
  - (i) adequate control of site surface water to prevent wetting up of soil adjacent to pool as detailed in the Engineer's General Notes.
  - (ii) provision of paving with adequate cross fall around the perimeter of the pool.

NOTE: The above requirements are mandatory unless a written objection is submitted accompanied by the Soil Engineer's statement that any variation meets his design criteria.
3. At no time shall any waste water and drainage from the pool or the filter system be permitted to flow into or over any adjoining owner's land.
4. Pool shall be fitted with a non return hydorstatic valve.
5. Your attention is drawn to the Regulations under the Noise Control Act 1976-1977 and your obligation as the owner of the land to comply with the provisions of this legislation.  
See attached "Swimming Pool Safety Fences Act" requirements.



F.A. Lucas,  
SENIOR BUILDING INSPECTOR.

# THE DISTRICT COUNCIL OF STIRLING

Application No. 716/85

District Office,  
Box 21, Stirling, 5152

OWNER R. Bray

25 Kanmantoo Road, Aldgate. 5154

BUILDER Homesfield,

151 Richmond Road, Richmond. 5033

Date 28th November, 1985

Dear Sir/Madam,

At a meeting of this Council, held on 28th November, 1985, your plans and specifications of a Verandah being on Lot No. 131 Section No. 1142 Hundred of Noarlunga, situated at 25 Kanmantoo Road, ALDGATE (TOWNSHIP) were approved

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1970, and as amended and the undermentioned conditions.

- (a) Complying with the relevant clauses on the attached information sheets.
- (b) Disposal of all roof stormwater in such manner as not to flow into or over land in other occupation and also adequate control of site surface water to prevent wetting up of footings and adjacent area.

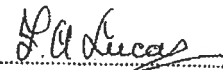
Yours faithfully,



District Clerk

R. KATNICH,  
BUILDING SURVEYOR

PER



Building Inspector

Coffey Printing Service

# PLANNING DECISION NOTIFICATION

Development Number

330/716/85

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 22 / 11 / 85

REGISTERED ON 22 / 11 / 85

To

R. Bray,  
25 Kanmantoo Road,  
Aldgate.

Location  
of  
Proposed  
Development

Lot 131, Section 1142,  
Hundred of Noarlunga,  
25 Kanmantoo Road,  
Aldgate.

Nature of  
Proposed  
Development

Carport & Pergola

From:

District Council of Stirling.

In respect of this proposed development you are informed that:

- ☐ consent is refused  
☐ consent is granted  
☒ consent is granted subject to (1) condition(s)

representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

1. Providing and maintaining a screen of trees and shrubs around the structure to the satisfaction of Council. The planting hereby required to be completed within 12 months of the date of this approval.

REASON: LANDSCAPING/SCREENING FOR PRESERVATION AND ENHANCEMENT OF AMENITY.

Signed: 

Date: 29 / 11 / 85

- ☐ Chairman, S.A. Planning Commission  
☒ Town Clerk  
☐ District Clerk  
☐ Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Regulation 41  
Sixth Schedule

Development Control Regulations

Southern Australia  
Planning Act

2-DUPLICATE



**THE DISTRICT COUNCIL OF STIRLING**

Application No. 696/85

District Office,  
Box 21, Stirling, 5152

OWNER R. & W. Bray,  
25 Kanmantoo Road, Aldgate.

BUILDER Owner

Date 22nd November, 1985

Dear Sir/Madam,

At a meeting of this Council, held on 21st November, 1985, your plans and specifications of a Pergola being on Lot No. 131 Section No. 1142 Hundred of Noarlunga, situated at 25 Kanmantoo Road, ALDGATE (TOWNSHIP) were approved

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1970, and as amended and the undermentioned conditions.

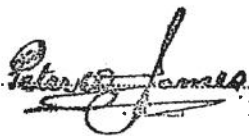
(a) Complying with the relevant clauses on the attached information sheets.

(b)

Yours faithfully,

R. KATNICH,  
BUILDING SURVEYOR

PER



District Clerk

  
Building Inspector

Coffey Printing Service

# PLANNING DECISION NOTIFICATION

Development Number

330/696/85

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 15 / 11 / 85

REGISTERED ON 15 / 11 / 85

To

R. & W. Bray,  
25 Kammantoo Road,  
Aldgate.

Location  
of  
Proposed  
Development

Lot 131, Section 1142,  
Hundred of Noarlunga,  
25 Kammantoo Road,  
Aldgate.

Nature of  
Proposed  
Development

Pergola

From

District Council of Stirling.

In respect of this proposed development you are informed that:

☐ consent is refused

☐ consent is granted

☒ consent is granted subject to (1) condition(s)

representations(s) from third parties concerning your proposal were received

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

1. All new external finishes shall be of materials and colours to match the existing/to blend with the existing finishes.

REASON: PRESERVATION AND ENHANCEMENT OF AMENITY.

Signed

Date: 22 / 11 / 85

☐ Chairman, S.A. Planning Commission

☒ Town Clerk

☐ District Clerk

☐ Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

2-DUP

**THE DISTRICT COUNCIL OF STIRLING**

Application No. 11836

District Office,  
Box 21, Stirling, 5152

OWNER M.A. & L.D. Gallagher,

19 Nambour Crescent, West Lakes/ 5321

Date 12th May, 1978

BUILDER Sub-contracting

Dear Sir/Madam,

At a meeting of this Council, held on 9th May, 1978, your plans and specifications of a Brick Dwelling being on Lot No. Part 131, P.C.A Section No. 1142 Hundred of Noarlunga situated at Kanmantoo Road, ALDGATE, were approved.  
(TOWNSHIP)

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1970, and as amended and the undermentioned conditions.

(a) Complying with the relevant clauses on the attached information sheets.

(b) .....

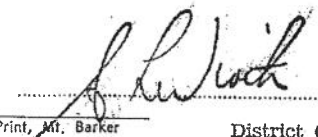
COMPLYING WITH CONDITIONS OF APPROVAL AS CONTAINED ON THE ATTACHED SHEET IN REGARDS THE SEPTIC TANK INSTALLATION AND EFFLUENT DISPOSAL AREA.  
N.B. THAT ALL APPLICATIONS SUBMITTED TO THE CENTRAL BOARD OF HEALTH FOR APPROVAL FOR SEPTIC TANK INSTALLATIONS MUST BE IN ACCORD WITH THE BUILDING ACT CONDITION AS DETAILED WITH THIS APPROVAL

THE STREET NUMBER FOR  
THIS ALLOTMENT IS 25


Yours faithfully

K. A. R. SHORT  
BUILDING SURVEYOR

PER

  
"Courier" Print, Mt. Barker

District Clerk

  
Building Inspector

DISTRICT COUNCIL OF STIRLING

Council approval to Application No.../1836..... is granted subject to compliance with the following conditions:-

- (1) That a pumping pit be provided on the septic tank.
- (2) That 18.25 metres of concrete boxes, or 36.5 metres of soakage trench be installed for the disposal of effluent from the septic tank.
- (3) That if required by the Department of Public Health, a sub-surface drainage trench be provided around the effluent disposal trench to protect the disposal trench from ground seepage water.
- (4) That ground surface water be controlled so as to be diverted from the effluent disposal area.
- (5) That the storm water from roof of building shall be piped past the area used for effluent disposal.
- (6) That no spoil or excess filling be placed in the area of the septic tank disposal area and that clean loam filling be used over the trench area, (no clay to be used).



## Local Government Search

### Public and Environmental Health Act 1987

### Public and Environmental Health (Waste) Regulations – Part 2

Approval of the AEROBIC WASTEWATER TREATMENT SYSTEM is subject to the following conditions:

#### **A. APPROVAL CONDITIONS**

1. The installation of the system (or part) is to be carried out by a registered licensed plumber in strict accordance with the technical details and plans as approved.
2. Any variation to the work as approved must not be undertaken until that variation has received Council approval.
3. All plumbing and drainage work associated with the installation shall comply with the SA Health Commission WASTE CONTROL SYSTEM Standards and AS/NZS3500.2003 (including South Australian modifications).
4. The use of the Waste Control System shall not vary from that indicated on the application for approval of the system.
5. The Waste Control system shall be operated and maintained in accordance with the requirements of the Council.
6. Approval to install the Waste Control System shall become void if work is not commenced within twelve (12) months or completed within 3 years after the day on which approval was given.
7. The licensed plumber shall check with the footing design engineer to determine if flexible connections are required for the soil conditions on site.

#### **B. AEROBIC WASTE WATER TREATMENT APPROVAL CONDITIONS**

1. Maintenance and regular servicing of the system by trained staff in accordance with the manufacturer's directions.
2. The keeping of records of all maintenance and servicing of the system. Records to be made available to the Council officers on request.
3. The final reclaimed effluent must not be discharged from the system for irrigation purposes unless it meets the following requirements:  
BOD<sub>5</sub> not greater than 20mg/Litre  
Suspended Solids not greater than 30mg/Litre  
Free Residual Chlorine not less than 0.5mg/Litre (from first discharge point in irrigation area)  
Faecal Coliforms not greater than 10 per 100mL
4. In circumstances where the quality of the final effluent does not meet the requirements of the Council, provision for removal of the effluent from the property is to be made and disposal to be in accordance with the requirements of the Public and Environmental Health Act 1987 and Regulations.
5. Completion of the surface irrigation disposal area before using the wastewater system.
6. The surface irrigation disposal area must be dedicated to the sole use of effluent disposal. The area must be landscaped, preferably with shrubs and trees and should be designed to discourage pedestrian and vehicle access.

7. The surface irrigation disposal area must not be located on land subject to waterlogging and/or subject to flooding. The reclaimed effluent must be evenly distributed over the entire surface irrigation disposal area without spray-drift, pooling and/or run-off from the area. Terracing/benching and where necessary, appropriate landform modifications such as bunding or mounding to suit the proposed site, must be carried out to prevent run-off from the surface irrigation disposal area.
8. The surface irrigation disposal area must be completed, including landscaping and planting, prior to the occupation of the premises to ensure that no pooling or run-off of reclaimed effluent occurs. Plants in the surface irrigation disposal area must be suitable for the transpiration of reclaimed effluent and be salt and nutrient tolerant.
9. The surface irrigation disposal area must be clearly designated with signs stating that the reclaimed effluent is unsuitable for human contact/consumption.
10. The surface irrigation disposal system is a permanent fixed system, with all pipework buried at least 150mm underground, and must not be capable of connection to the reticulated water supply. For public health reasons, the use of garden hoses and fittings are not permitted under any circumstances.
11. Drippers/sprinklers used must be suitable for use with reclaimed effluent, with the spray plume height not exceeding 600mm above finished level of the surface irrigation disposal area.
12. The aerobic wastewater treatment system must be provided with an alarm to indicate electrical or mechanical failure. The alarm must be audible and visible with muting facilities and be positioned inside the building, preferable in the kitchen or laundry.
13. Rainwater tanks, installed on the property, must be designed and maintained so as to prevent airborne contamination by reclaimed effluent.

## ***Do you propose to further develop this property?***

### **General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Adelaide Hills Council's Development Plan and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Development Plan (the document that guides development within the Council) can be viewed at any of the Council's Service Centres/Libraries or at the Department of Planning, Transport & Infrastructure, 136 North Terrace, Adelaide, or via its web site [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au). Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au).

Development in the Mt Lofty Ranges has more development controls and restrictions as compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

### ***Developments prior to 1998***

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

### ***Building Indemnity Insurance***

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source: [www.sa.gov.au/subject/Housing.+property+and+land/Building+and+development/Financial+considerations+when+building/Insurance+requirements/Building+indemnity+insurance](http://www.sa.gov.au/subject/Housing.+property+and+land/Building+and+development/Financial+considerations+when+building/Insurance+requirements/Building+indemnity+insurance)

Further information can be found from the housing, property and land section of the State Government website directory [www.sa.gov.au](http://www.sa.gov.au) or from the Office of Consumer and Business Affairs website [www.ocba.sa.gov.au](http://www.ocba.sa.gov.au).

**Andrew Aitken**  
Chief Executive Officer

**Receipt**

11-Sep-2019 12:34 pm  
Receipt Number 555800

KW

Adelaide Hills Council  
P.O. Box 44  
Woodside SA 5244  
Tel (08) 8408 0400  
ABN: 23 955 071 393

Brenton Ward Real Estate

**Payment Details**

EFTPOS - \$60.00  
Name: Brenton Ward.  
Cheque No:  
BSB No:

**Receipt Details**

Ref: 258125295  
Property Search

\$ 60.00  
Bray - Aldgate - A8824

Receipt Total \$60.00

A8824

ADEL HILLS COUNCIL  
WOODSIDE AU

**CUSTOMER COPY**

Acquirer HMB  
Merchant ID 51601805  
Terminal ID M50771  
Country Code AU  
Date/Time 11/09/19 12:34  
RRN 000001001195  
MASTERCARD  
\*\*\*\*\*1708 (K)  
Credit A/C

**APPROVED 08**

AUTH ID 036399  
PURCHASE \$60.00  
TOTAL AUD \$60.00

PLEASE RETAIN AS  
RECORD OF PURCHASE