



Certificate No: **2024/0957**
 Receipt No: **359211**

Date of Issue: **10 October 2024**

CITY OF
TEA TREE GULLY
Naturally Better

571 Montague Road
 Modbury SA 5092
 Tel (08) 8397 7444
 Fax (08) 8397 7400
 TTY (08) 8397 7340

www.teatreegully.sa.gov.au
 Email: searches@cttg.sa.gov.au

Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

CERTIFICATE

Section 187 (1) of the Local Government Act

Assessment No: **1058127**
 Valuer General No: **280152230***
 Property Description: **LOT: 34 DP: 116136 CT: 6194/888**
 Property Address: **11B Balmoral Road DERNANCOURT SA 5075**
 Owner: **Eliza May Inglis**

Rates - Regional Landscape Levy	\$42.40
Rates - Residential	\$1,785.95
Overdue/Arrears	\$0.00
Interest/Rounding	\$0.00
Legal Costs	\$0.00
Less Rebate	\$0.00
Less Payments Received	-\$457.35
General Debtors	\$0.00
Total Amount Due	\$1,371.00

Please Note:

Further fines & interest may be applied to overdue accounts.

NOTE: Verbal updates will be available for 3 months on current year's rates from the date of issue of this certificate

Charges may be pending for the removal of flammable undergrowth or other flammable or combustible materials or substances under the Fire and Emergency Services Act 2005. The charges that apply will be those that are incurred by the Council.

I certify in terms of Section 187(1) of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Delegated Officer: 



We accept settlement payment of council rates

BPay Biller Code: 439075 / Reference # 1010581278

Account balance and payment available online: Go to www.teatreegully.sa.gov.au/Payments

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994



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Owner: **Eliza May Inglis**

Provision of Prescribed Information

Section 7 Land and Business (Sales and Conveyancing) Act 1994

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

Development Section

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993 (Repealed)	
Section 42 – Condition (that continues to apply) of a development authorisation)	23 January 2017 - Development Application - Approved - 2016/00111395 - Three (3) two storey row dwellings with garages under the main roof 16 September 2016 - Development Application - Approved - 2016/00111608 - Land Division (1 into 3 - torrens title)
Repealed Act Conditions <i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i>	
Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts: Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning and Development Act 1966 (repealed)	NIL

Planning Act 1982 (repealed)	
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Refer PlanSA Extract
Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer PlanSA Extract
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to Property Interest Report Land Services SA
Section 127 – Condition (that continues to apply) of a development authorisation	Refer PlanSA Extract
Part 2 – Items to be included if land affected	
Development Act 1993 (repealed)	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	NIL
Section 56 – Notice to complete development	NIL
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	NIL
Section 71 – Fire Safety Notice	NIL
Section 84 – Enforcement Notice	NIL
Section 85(6), 85(10) or 106 – Enforcement Order	NIL
Part 11 Division 2 – Proceedings	NIL
Fire and Emergency Services Act 2005	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	NIL
Food Act 2001	

Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	NIL
Housing Improvement Act 1940 (repealed)	
Section 23 – declaration that house is undesirable or unfit for human habitation	NIL
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
Public and Environmental Health Act 1987 (repealed)	
<p><i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i></p>	

South Australian Public Health Act 2011	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Additional Information (City of Tea Tree Gully) <i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i>	
Miscellaneous	NIL
Easements	PARTY WALL RIGHT (S)
CWMS	NIL

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 the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)

NO

All development approvals on Council records relating to this subject are listed under the heading “Development Act 1993 or the Planning, Development and Infrastructure Act 2016”

Note – Building Indemnity Insurance is not required for:

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- 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 1996; 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.

BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANSA EXTRACT

NO

*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

Disclaimer

The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.


The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute. The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994. The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

It should be noted that the approval of development by a Council does not necessarily mean that the development has taken place. The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

Authorised Officer



Date...10/10/2024.....

DECISION NOTIFICATION FORM

Development Number: 070/D101/2016
070/111608/2016

For Development Application: Date of Lodgement: 03/08/2016

TO: Mr R Ling
C/-Mattsson & Martyn
Po Box 248
MARDEN SA 5070

LOCATION OF PROPOSED DEVELOPMENT:

11 Balmoral Road DERNANCOURT 5075

Formal Property Title: LOT: 346 ALP: SEC: 510 DP: 7984 CT: 5558/524
Hundred: Yatala

Nature of Proposed Development:

Land Division (1 into 3 - torrens title)

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	15/09/2016	1
Land Division	Granted	15/09/2016	5
Land Division (Community)	-		-
Building Rules Consent	-		-
Public Space	-		-
Other	-		-
DEVELOPMENT APPROVAL	Granted	16/09/2016	6

No work can commence on this development unless a Development Approval has been granted. 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.

Signature of Administration Officer:



Planning Officer: Mr D B Oest
Delegate of City of Tea Tree Gully

Date: 16/09/2016

PO Box 571 Modbury SA 5092
ABN 69 488 562 969

Tel 08 8397 7444
Email cttg@cttg.sa.gov.au

Fax 08 8397 7400
www.teatreegully.sa.gov.au

APPLICATION NO: 070/D101/2016
070/111608/2016
APPROVAL DATE: 16/09/2016

Requirements Pursuant to Section 33(1)(a) of the Development Act, 1993

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/D101/2016 (070/111608/2016) except where varied by any condition(s) listed below.

Requirements Pursuant to Section 33(1)(c)/(d) of the Development Act, 1993

Development Assessment Commission Requirements

- (1) The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

- (2) Payment of \$13352 into the Planning and Development Fund (2 allotment(s) @ \$6676/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.
- (3) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Council Requirements

- (1) A final certified survey plan be lodged with Council prior to final clearance of the land division.
- (2) All existing structures and deleterious material shall be cleared from all allotments prior to the final clearance of the land division.
Note: Development Approval, via a separate application, will be required for demolition work.

Note(s):

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (3) 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.
- (4) NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at www.nbnco.com.au/newdevelopments. For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email newdevelopments@nbnco.com.au.

IMPORTANT INFORMATION – PLEASE READ

The following information may be relevant to your land division consent. Please read carefully.

Requirements for section 51 Clearance

A certificate under section 51 of the *Development Act 1993* is required before this land division can be submitted to the Registrar-General under the *Real Property Act 1886*. This certificate will be issued by the Development Assessment Commission once it is satisfied that conditions imposed pursuant to Section 33(1)(c) or (d) of the *Development Act 1993* have been satisfied, or the applicant has, as permitted by the *Development Regulations 2008*, entered into a binding agreement, supported by adequate security, to satisfy one or more conditions.

Operative life of land division consent

Except where this consent is to vary an earlier land division consent, this land division consent will remain valid for the following period of time:

- 12 months from the date of the consent; or
- 3 years from the date of the consent where an application for a certificate under section 51 of the *Development Act 1993* has been lodged with the Development Assessment Commission within 12 months from the date of the consent.

(See Regulation 48(1)(ii) of the *Development Regulations 2008*).

All conditions of consent issued under Section 33(1)(c) or (d) must be satisfied within the timeframe prescribed above.

Where the approval is for a variation, the lifespan of the consent will be calculated from the date of the original approval, unless otherwise approved by Council (see section 39(7)(d) of the *Development Act 1993*).

Lapse of certificate

A certificate issued under section 51 of the *Development Act 1993* will lapse unless it is lodged with the Registrar-General under the *Real Property Act 1886* within 12 months after it is issued, or unless an extension of time is granted by the Development Assessment Commission (see section 51(6) of the *Development Act 1993* and regulation 60(8) of the *Development Regulations 2008*).

Extension of time

Land division consent

An application may be made to Council to extend the time within which to complete the land division. A request to extend the time must be made in writing to Council and accompanied by the prescribed fee (see section 40(3) of the *Development Act 1993* and regulation 48(2) of the *Development Regulations 2008*).

Section 51 certificate

An application may be made to the Development Assessment Commission for permission to extend the time within which to lodge the section 51 certificate (see section 51(6) of the *Development Act 1993* and regulation 60(8) of the *Development Regulations 2008*).

Further building work relating to a land division

The installation of infrastructure, including, but not limited to, retaining walls, earthworks and roadways, will require a separate application for approval, except where approved as part of this land division application.

Reserved matters for assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the *Development Act 1993*, the approval is not formally granted until the reserved matter or matters have been addressed to Council's satisfaction. Construction cannot commence until each reserved matter has been appropriately dealt with.

Infrastructure installation

Council suggests that you contact appropriate servicing authorities (e.g. electricity and gas service providers etc) regarding their requirements before any works commence relating to the land division.

Your right of appeal

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either a refusal or an authorisation with conditions. An appeal must be lodged within two months from the date on which you receive notice of the decision or such longer period as the Court may allow (see section 86(4) of the *Development Act 1993*). Please contact the ERD Court for further information if you want to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone: 8204 0300.

DECISION NOTIFICATION FORM

Development Number: 070/111395/2016

For Development Application: Date of Lodgement: 19/01/2017

TO:

I think Design Studio
35 Portrush Road
PAYNEHAM SA 5070

LOCATION OF PROPOSED DEVELOPMENT:

11 Balmoral Road DERNANCOURT 5075

Formal Property Title: LOT: 346 ALP: SEC: 510 DP: 7984 CT: 5558/524

Valuer General Number: 2801522000

Development Cost: \$460,000.00

Class(s): 1A, 10A & 10A

Nature Of Proposed Development:

Three (3) two storey row dwellings with garages under the main roof

In respect of this proposed development you are informed that:

Nature Of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	15/09/2016	10
Building Rules Consent	REFER PRIVATE CERTIFIERS REPORT		
	Granted	19/01/2017	3
DEVELOPMENT APPROVAL	Granted	23/01/2017	13

No work can commence on this development unless a Development Approval has been granted. 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.



Signature of Administration Officer:

Building Rules Consent Assessed by Private Certifier
Planning Officer Daniel Oest
Delegate of City of Tea Tree Gully

Date: 23/01/2017

PO Box 571 Modbury SA 5092
ABN 69 488 562 969

Tel 08 8397 7444
Email cttg@cttg.sa.gov.au

Fax 08 8397 7400
www.teatreegully.sa.gov.au

APPLICATION NO: **070/111395/2016**
APPROVED DATE: 23/01/2017

DEVELOPMENT PLAN CONSENT CONDITIONS

(1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/111395/2016 except where varied by any condition(s) listed below.

(2) The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be completed within 2 months of the erection of the dwellings.

Reason: *To preserve and enhance the amenity of the site and locality.*

(3) The proposal is to be undertaken in strict accordance with the recommendations of the submitted arborist report in support of the proposal by Project Green report S12848 dated 30 June 2016, in particular, relocating where possible services outside of the TPZ (Tree Protection Zone) of the tree, where works are within the TPZ 'soft dig' methods be used, tree protection fencing and methods, tree cultural practices, and general protection measures.

Reason: *To ensure that the tree is adequately protected by adverse impacts resulting from the development.*

(4) The upper level windows of the rear and side facades of the dwelling must have:

- Minimum window sill heights of 1.5 metres above the upper finished floor level; or
- Fixed and obscured glass to a height of 1.5 metres (minimum) above upper floor level; or
- Obscured glass to a height of 1.5 metres (minimum) above the upper floor level, which are hinged at the top of the window panel and include a wind out mechanism to no greater than 200mm.

The obscured glass must be fitted prior to occupation of the dwellings and maintained at all times thereafter.

Reason: *To minimise overlooking of adjoining properties.*

(5) All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.

Reason: *To ensure useable and safe carparking.*

(6) Free and unrestricted access must be available to the driveway and this area must be available for parking at all times.

Reason: *To ensure appropriate off street carparking is provide at all times.*

(7) The planting and landscaping identified on the plans herein approved submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwellings. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.

Reason: *To maintain amenity and site of locality.*

- (8) 2 x Type 1 Stormwater Detention Tank(s) must be attached to the dwelling, with a minimum roof area connection of 80 square metres. The tank(s) must be installed as part of the stormwater disposal system and be installed within two months of the erection of the dwelling and must be maintained in good working order at all times.
Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for Condition 8 is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.
- (9) Discharge from the detention facility is to be restricted to 4 litres per second for flows during the 1 in 100 year average recurrence interval storm event.
Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for Condition 9 is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.
- (10) Discharge from the rainwater tank shall be directed to the street watertable or to Council's drainage network.
Reason: To control excess stormwater on the site.

Note(s):

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) The Applicant/Owner is advised that any works undertaken on Council owned land (driveways, stormwater connections, etc) will require formal approval under the Local Government Act through Council's Civil Operations Department, prior to any works being undertaken. Please find attached the relevant application form for your convenience. For further information on this process, or the specifications and conditions relating to works on Council land, please contact Council's Civil Operations Department on 8397 7444.
- (3) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (4) Please be advised that any retaining walls exceeding one metre in height and any fencing attached to a retaining wall where the combined height exceeds 2.1 metres requires Development Approval from Council by way of a separate application.

BUILDING RULES CONSENT CONDITIONS

REFER PRIVATE CERTIFIERS REPORT

MANDATORY NOTIFICATION

Note(s):

- (1) As the building owner proposes to carryout work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must at least 28 days before the building work has commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.
- (2) Should a licensed builder be engaged to carry out any building work greater than \$12,000, or where an owner/builder contracts work exceeding \$12,000, the builder/contractor shall provide Council with a Certificate of Insurance (Builder's Indemnity Insurance) prior to the commencement of any work.
Reason: Requirement of the Regulation 21(2) of the Development Regulations 2008.
- (3) Stormwater shall be disposed of in such a manner so that none of the following conditions occur:
 1. the water enters or lies against the building;
 2. the water unduly affects the stability of the building or any other building on the same site;
 3. the water unduly creates any unhealthy or dangerous condition on the site or within the building;
 4. the water discharges into any drain leading to a sewerage system or to a common effluent drainage system and shall not be discharged so that it flows onto adjoining properties without the prior written consent of the property owners.*Reason: To prevent stormwater damage to buildings on the site and to adjoining premises.*
- (4) Roof framing must remain unconcealed for a minimum period of 2 clear business days after a notification of completion of roof framing (including top and bottom chord restraints, bracing and tie-downs) has been received by Council.
Reason: To provide a reasonable opportunity for Council to inspect the completed roof framing.
- (5) The person responsible giving notice of the completion of roof framing must, within 1 business day after the notice is given, provide to Council a duly completed supervisor's checklist relating to the roof framing signed by a registered work supervisor.
Reason: To confirm that the roof framing has been constructed in accordance with the approved plans and documentation.
- (6) The builder must provide a Written Statement to Council that the building work carried out is in accordance with the approved documents. The notice must be forwarded to Council within 10 business days of either the notice of completion or occupation of the building.

(7) The building work contractor, or in the absence of a building work contractor, the building owner must notify Council of the stages of building work as specified within the enclosed form titled "Regulation 74 – Notifications during Building Work". Notifications must be provided in one of the following ways:

- By leaving a notice with a duly authorised officer of the Council;
- By post – PO Box 571, Montague Road, Modbury, 5092;
- By fax – 8397 7400;
- By telephone – 8397 7444;
- Electronically through the following email address:
cttg@cttg.sa.gov.au, or via Council's website:
www.teatreegully.sa.gov.au.

Reason: To provide a reasonable opportunity for Council to perform an inspection of building work prescribed pursuant to Regulation 74 of the Development Regulations 2008.

Application to construct, remove or repair a crossing place, stormwater pipe and connection to the kerb

Pursuant to 'Alteration of Road' Section 221 of the Local Government Act.

I _____

of (address) _____

Telephone no: _____ email: _____

Wish to carry out construction work applicable to a crossing place and stormwater pipe (*cross out if not required*) serving the property situated at

Lot: _____ House: _____

Street: _____

Suburb: _____ Postcode: _____

Development Application number (*where relevant*): _____

Is this the first crossing place to be provided for the property? Yes ☐ No ☐

I, the undersigned, having read the conditions (and special conditions noted) set out on the back of this form, agree to the application being subject thereto.

Signed: _____ Date: _____

Preferred reply option (*please circle one*): Post to residential address/email/collect

Please Note:

1. An accurate plan indicating the location of the proposed crossing place and/or stormwater pipe is required to be attached to this application. The plan shall show the crossing place and/or stormwater pipe in relation to the existing road and property boundary. Fixed objects, structures and trees shall also be shown where in proximity to the proposed crossing place.
2. This application **MUST** be approved in writing by Council prior to any work proceeding.
3. A minimum of one working days notice of commencement of the work shall be given to the approving Council officer. The Council Officer shall also be advised that the work has been completed no later than two weeks following completion.
4. The **cost to construct, remove or repair** a crossing place and/or stormwater pipe is the responsibility of the property owner.

An application fee of \$40.00 must be paid when lodging an application

An application fee is not required if the proposal forms part of a current Development Approval and this is the first crossing place to be provided for the property.

Conditions

Pursuant to Section 221 of the Local Government Act 1999, a person (other than the Council or a person acting under some other statutory authority) must not make an alteration to a public road unless authorised to do so by the Council. A person makes an alteration to the road if the person erects or installs a structure in, on, across, under or over the road, this includes new or altered crossing places and new or altered stormwater pipes and connections to the kerb. Accordingly, all relevant works must be carried out in accordance with the following conditions.

1. All work shall be completed within six (6) months of the approved application date after which, if no satisfactory arrangement with Council has been made for the completion of work, Council may complete the work and seek to recover the costs.
2. The minimum standard of construction for a crossing place including a gutter crossing shall be as detailed on the City of Tea Tree Gully Drawings:
 - 1/96/SD – ‘Concrete Vehicular Crossing Place,’ or,
 - 2/96/SD – ‘Block Paved Vehicular Crossing Place’ and
 - 3/96/SD – ‘Property Access Grades’ as applicable. (attached)
3. The minimum standard of construction for a stormwater pipe and connection to kerb shall be as detailed on City of Tea Tree Gully Drawing:
 - 62/03/SD – ‘Stormwater Pipe Connection to Council Kerb and Gutter.’
4. The crossing place shall not be placed in such a manner that an obstruction such as vegetation, letterboxes, fencing, etc. Is within 1.5 metres of the crossing place and results in an obscured sight distance for motorists exiting the property.
5. The crossing place shall not be placed in such a manner that an existing stobie pole is within 1 metre of the crossing place and results in an obscured sight distance for motorists exiting the property.
6. All trees on Council’s verge are to be assessed by Council’s Arborist to determine whether any detrimental affect on the trees health and stability will occur as a result of the position of the proposed crossing place (assessment will be carried out in accordance with the directions of Council’s Tree Management Policy).
7. Public services may be present in the road and it is the property owner’s responsibility to ensure these services are not damaged as a result of the work. If services require alterations, it is the property owner’s responsibility to consult with the particular service agency. (For further information, DIAL 1100 BEFORE YOU DIG).
8. At all times during the construction, removal or repair of a crossing place or stormwater pipe, sufficient barricades and signs, visible at night (where work duration exceeds daylight hours), are to be installed and maintained to give adequate warning to the public.
9. The property owner shall be responsible for all cost associated with:
 - The construction, removal or repair of crossing places or stormwater pipes. This may include the repairs & modifications to an abutting footpath as a result of the construction or alteration of the crossing place or stormwater pipe.
 - The pruning, removal and replacement of any tree as approved in accordance with Council’s Tree Management Policy and the Council’s Fees and Charges Register.
10. The gradient of a crossing place shall not exceed 1:40.
11. Where applicable to this application, it is the responsibility of the applicant to ensure that the necessary approvals under the Development Act and other relevant legislation are obtained and complied with (eg. The location of a crossing place described is as per Development Consent).

COUNCIL USE ONLY	Tick as applicable YesNo			
Application Fee Paid			Receipt No:	Date:
Application Approved (Arborist)			Name	
			Signed	Date
Application Approved (Civil)			Name	Date
			Signed	
Works Completed in accordance with Council Conditions			Name	Date
			Signed	
Comments/Special Conditions				

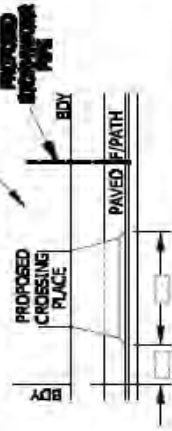


CITY OF TEA TREE GULLY

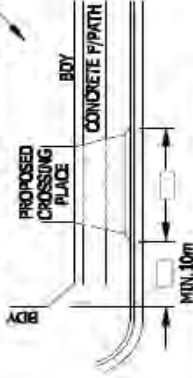
DRAWING TEMPLATE FOR SHOWING CROSSING PLACE and/or STORMWATER PIPE CONNECTION TO KERB

INCLUDE THE FOLLOWING INFORMATION ON DRAWING IF APPLICABLE:

- DISTANCE AND WIDTH OF CROSSING PLACE FROM BOUNDARIES..... **EXAMPLE**

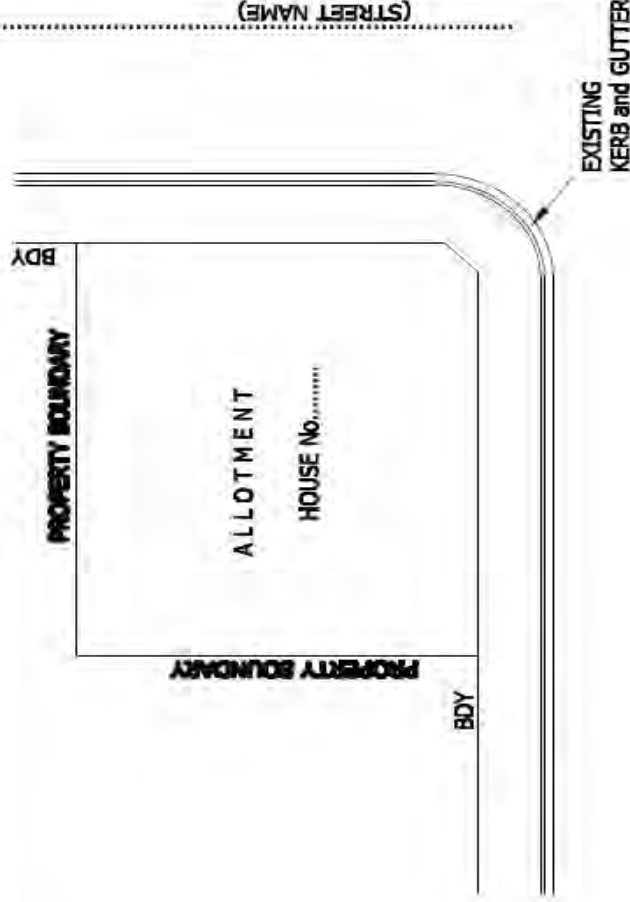
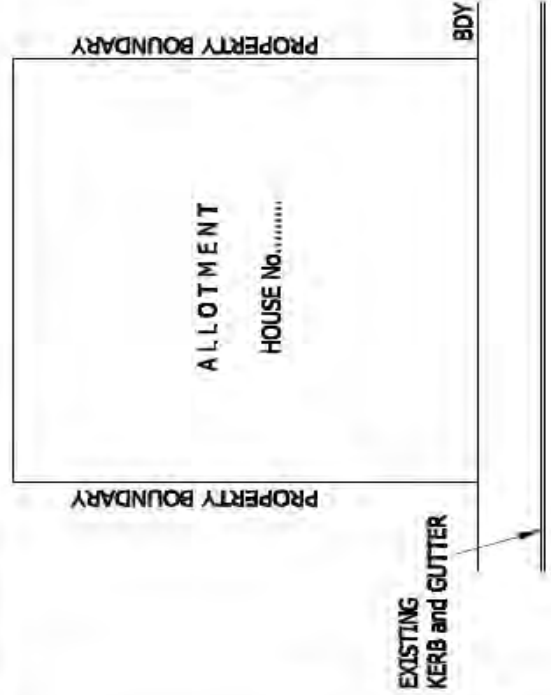


- DISTANCES TO CORNER** (IF ON CORNER ALLOTMENT)..... **EXAMPLE**



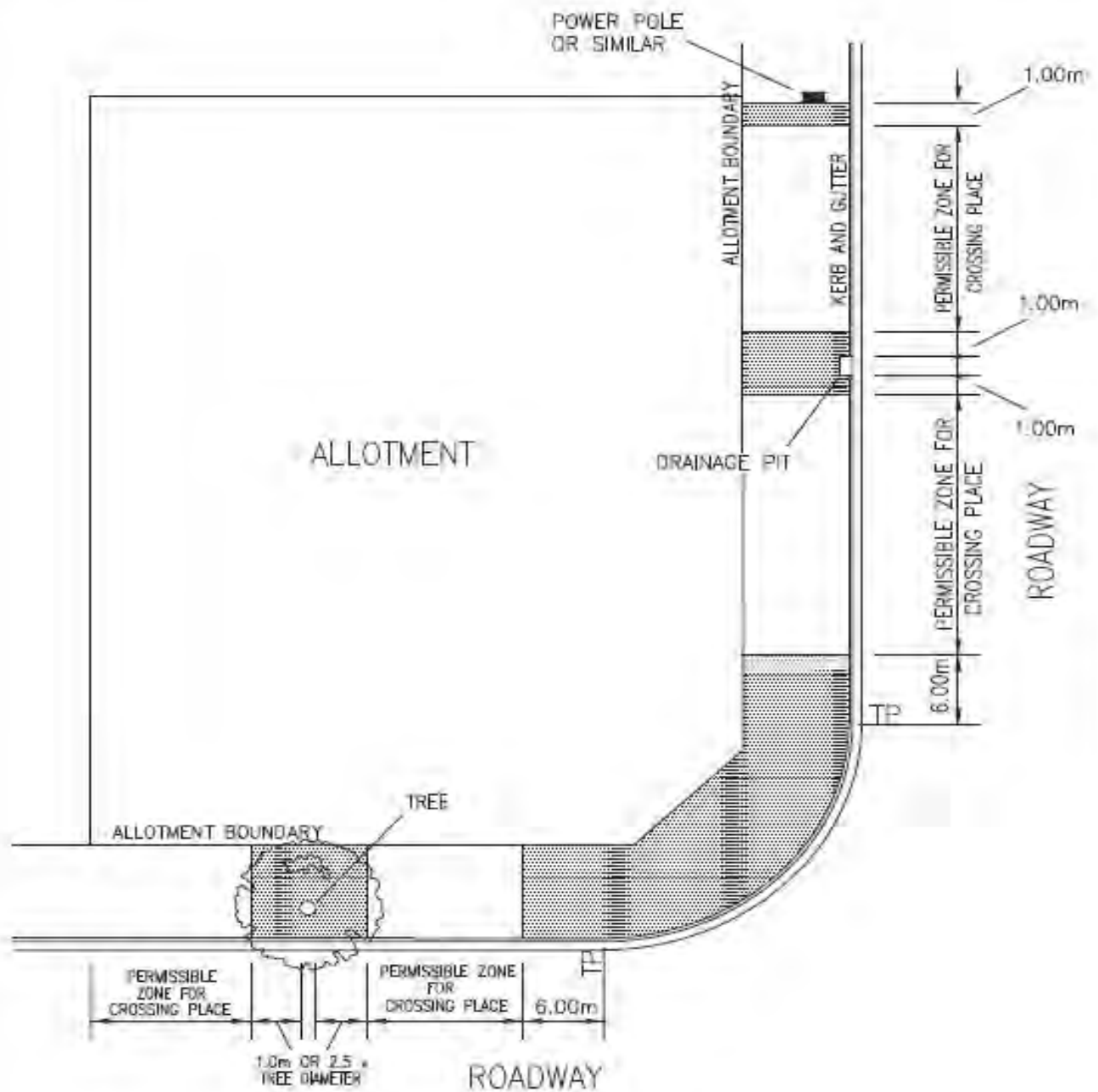
IF THE BELOW DRAWINGS ARE NOT REPRESENTATIVE OF YOUR LOCATION, SUCH AS ON A BEND, CUT-DE-SAC ETC THEN PLEASE SUPPLY SEPARATE SUITABLE DRAWING.

- LOCATION(S) OF EXISTING TREE(S).....
- STREET NAME
- HOUSE No.
- LOCATION AND TYPE OF FOOTPATH
- SHOW EXISTING CROSSING PLACE IF ANY.
- SHOW OBSTRUCTIONS OR STRUCTURES SUCH AS STREET SIGNS, POWER POLES OR SIMILAR, STORMWATER ENTRY PITS, SERVICE AUTHORITY PITS AND CABINETS WHERE PRESENT.
- NORTH POINT.....



(STREET NAME)

(STREET NAME)



NO CROSSING PLACE PERMITTED
WITHIN HATCHED AREAS.



CITY OF TEA TREE GULLY

PERMISSIBLE CROSSING PLACE LOCATIONS

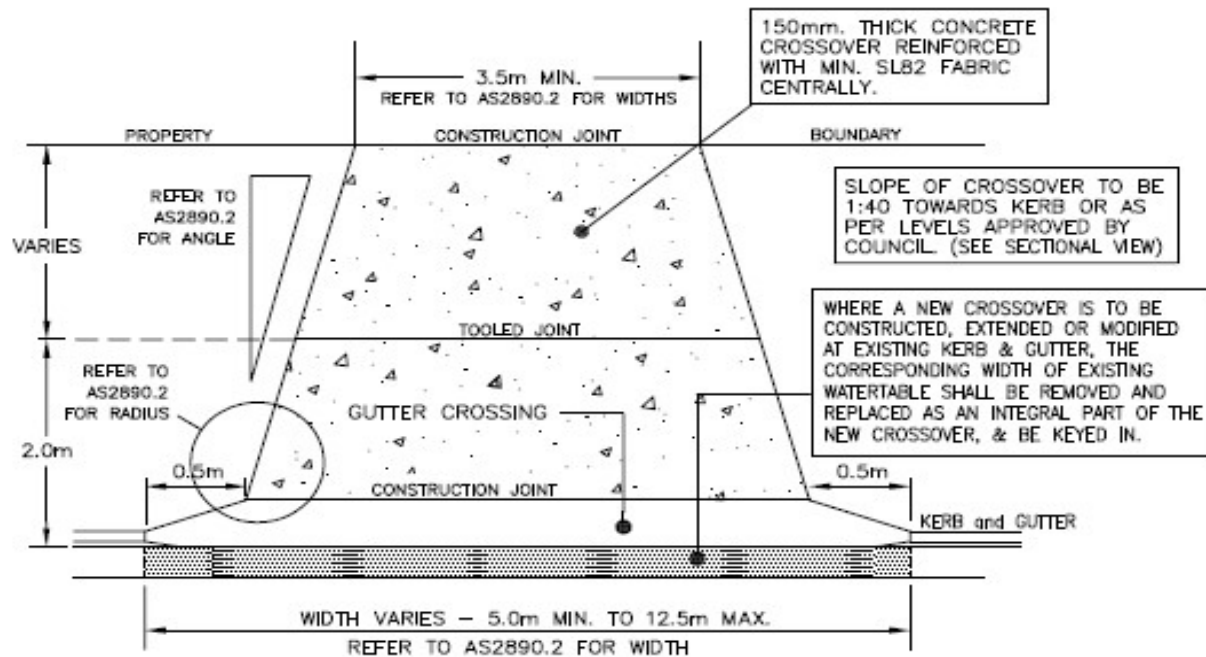
APPROVED

f. Alia

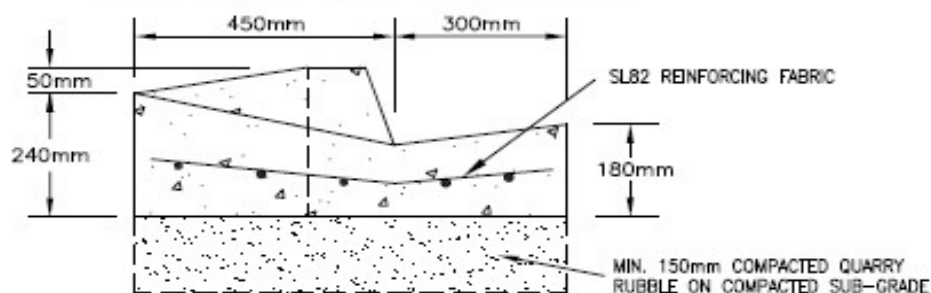
DATE: December 2012

DRG. No.

37/96/SD



PLAN OF VEHICLE CROSSOVER

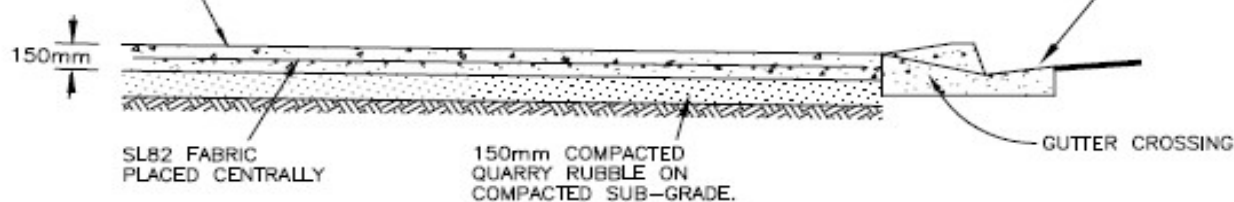


SECTIONAL DETAIL OF GUTTER CROSSING

CONCRETE CROSSOVER
STRENGTH - N32 MIN.
FINISH - LIGHT BROOM OR WOOD FLOAT,
TOOLED EDGES and JOINTS.
PATTERNED CONCRETE CROSSOVER
TO BE NON-SLIP WITH MAX. DEPTH OF SURFACE
IRREGULARITY NO GREATER THAN 5mm.

NOTE: REFER TO PROPERTY ACCESS
GRADES STANDARD DRAWING
FOR LONGITUDINAL DRIVEWAY
GRADIENT REQUIREMENTS.

REMOVAL OF EXISTING
KERB & GUTTER IS
REQUIRED PRIOR TO
CONSTRUCTION
OF GUTTER CROSSING.



SECTIONAL VIEW OF VEHICLE CROSSOVER

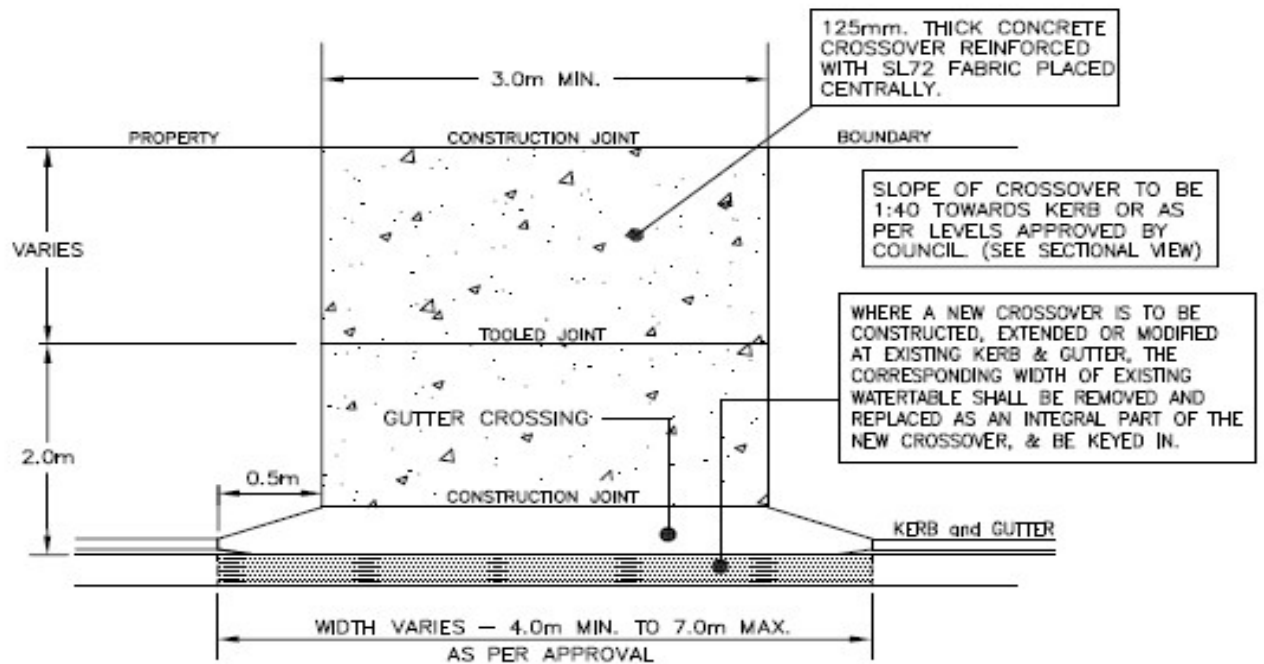


CITY OF TEA TREE GULLY

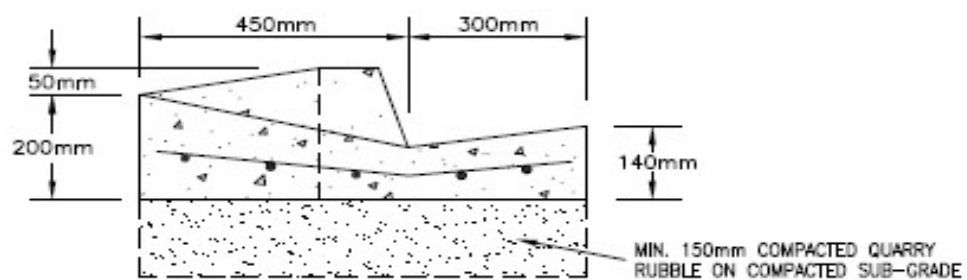
COMMERCIAL CONCRETE
VEHICULAR CROSSING PLACE

DRG. No.

45/15/SD



PLAN OF VEHICLE CROSSOVER

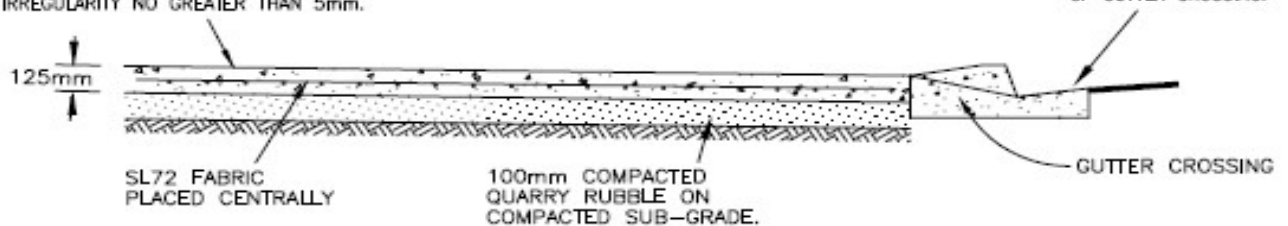


SECTIONAL DETAIL OF GUTTER CROSSING

CONCRETE CROSSOVER
STRENGTH — N20 MIN.
FINISH — LIGHT BROOM OR WOOD FLOAT,
TOOLED EDGES and JOINTS.
PATTERNED CONCRETE CROSSOVER
TO BE NON-SLIP WITH MAX. DEPTH OF SURFACE
IRREGULARITY NO GREATER THAN 5mm.

NOTE: REFER TO PROPERTY ACCESS
GRADES STANDARD DRAWING
FOR LONGITUDINAL DRIVEWAY
GRADIENT REQUIREMENTS.

REMOVAL OF EXISTING
KERB & GUTTER IS
REQUIRED PRIOR TO
CONSTRUCTION
OF GUTTER CROSSING.



SECTIONAL VIEW OF VEHICLE CROSSOVER

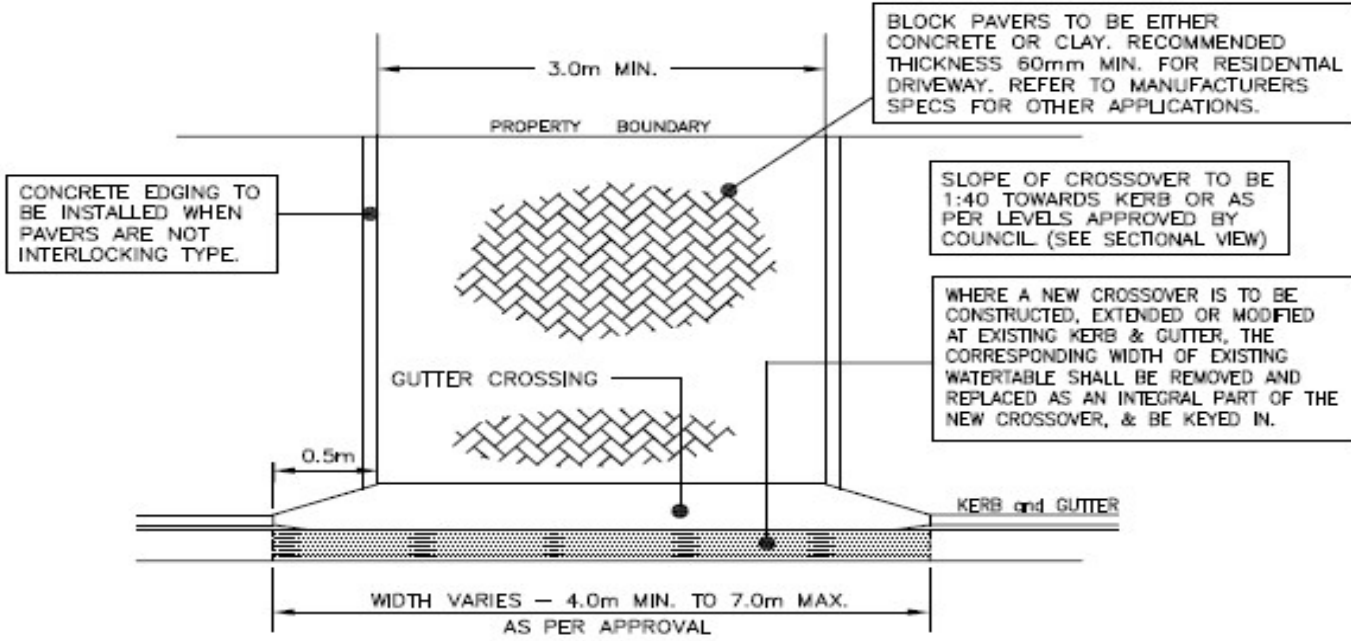


CITY OF TEA TREE GULLY

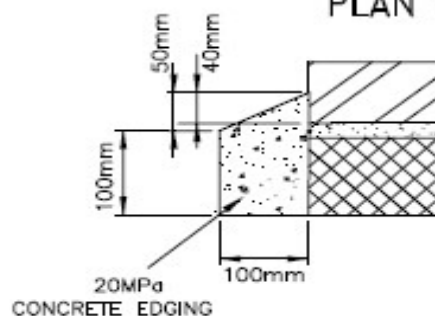
CONCRETE
VEHICULAR CROSSING PLACE

DRG. No.

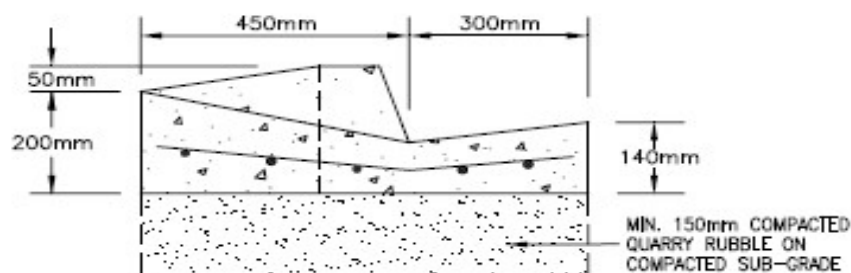
1/15/SD



PLAN OF VEHICLE CROSSOVER

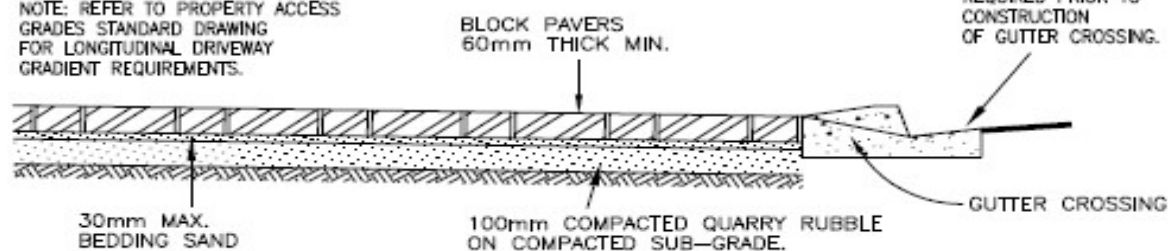


MINIMUM REQUIREMENT OF CONCRETE PLINTH



SECTIONAL DETAIL OF GUTTER CROSSING

NOTE: REFER TO PROPERTY ACCESS GRADES STANDARD DRAWING FOR LONGITUDINAL DRIVEWAY GRADIENT REQUIREMENTS.



SECTIONAL VIEW OF VEHICLE CROSSOVER

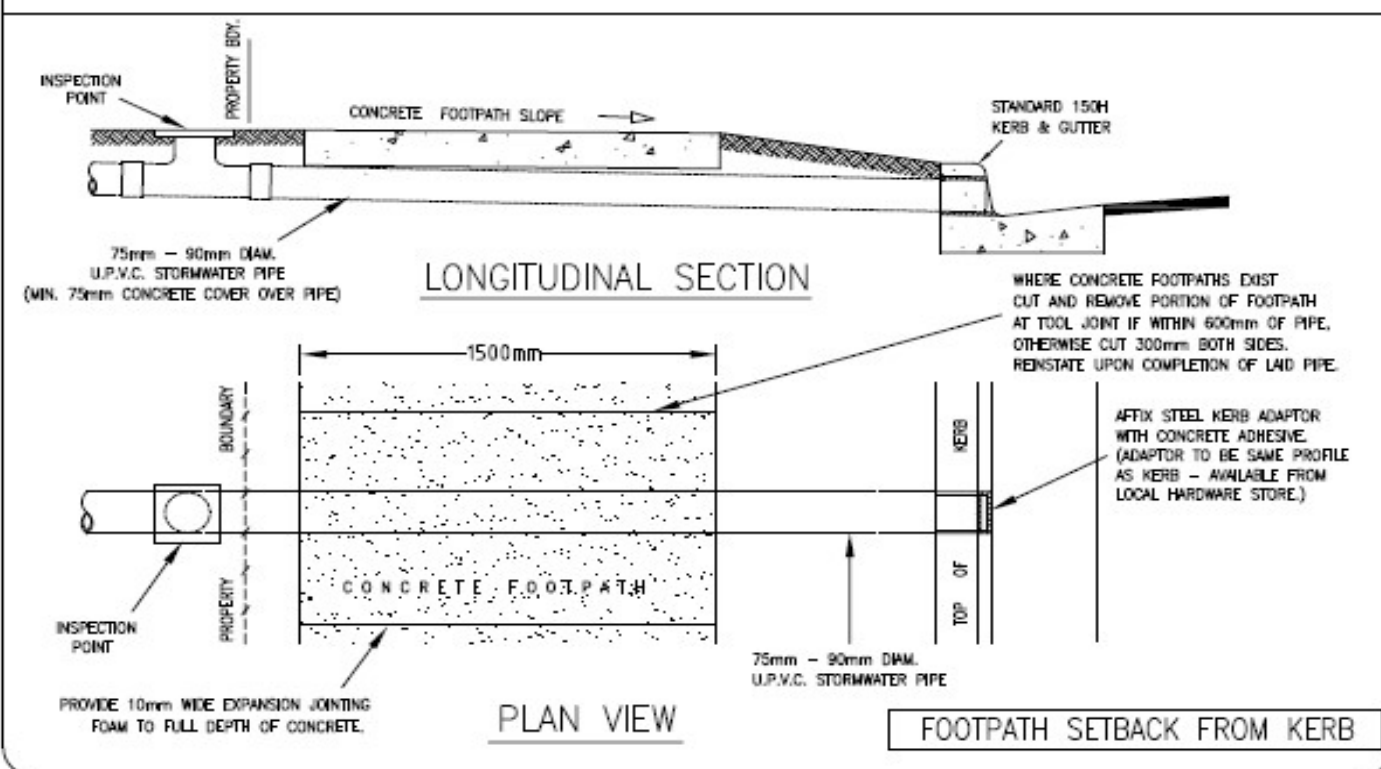
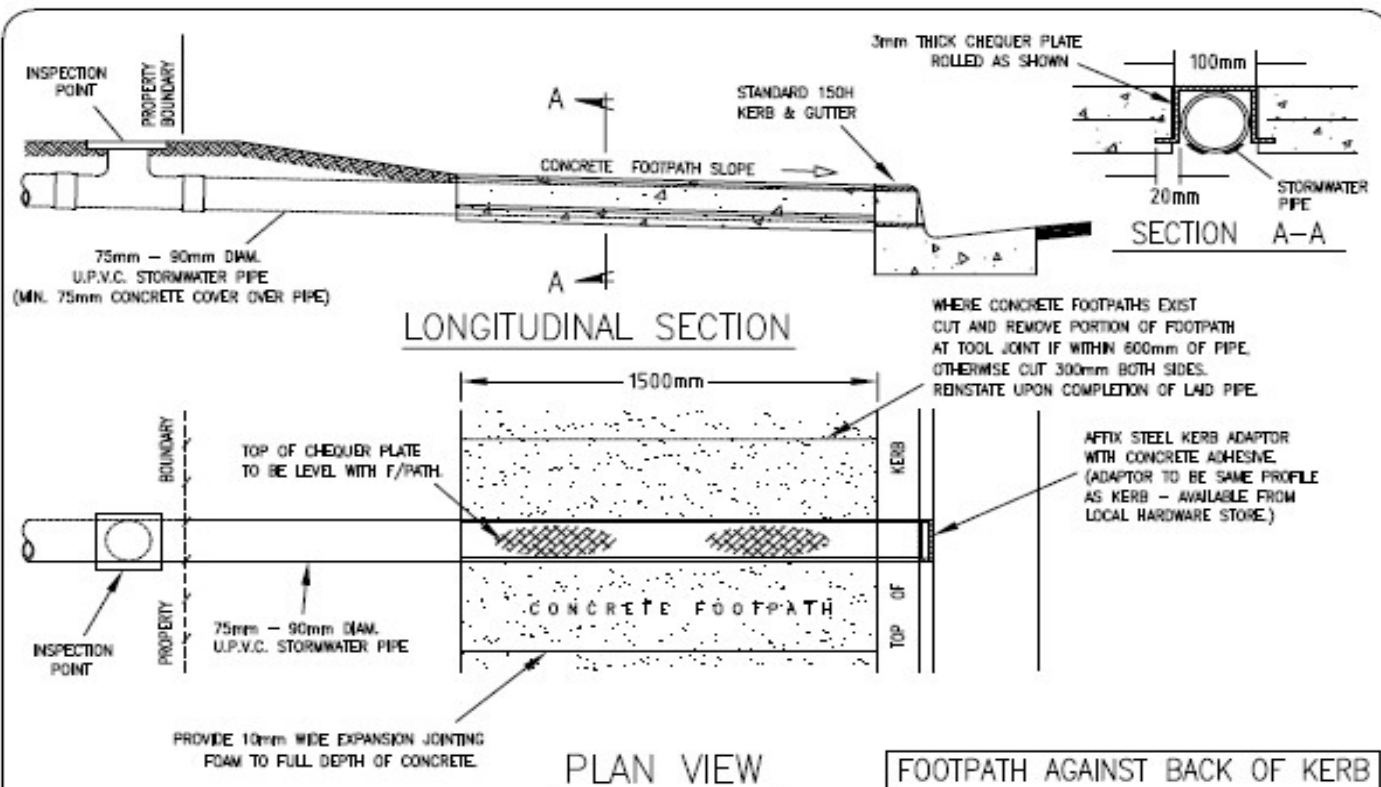


CITY OF TEA TREE GULLY

BLOCK PAVED
VEHICULAR CROSSING PLACE

DRG. No.

2/15/SD

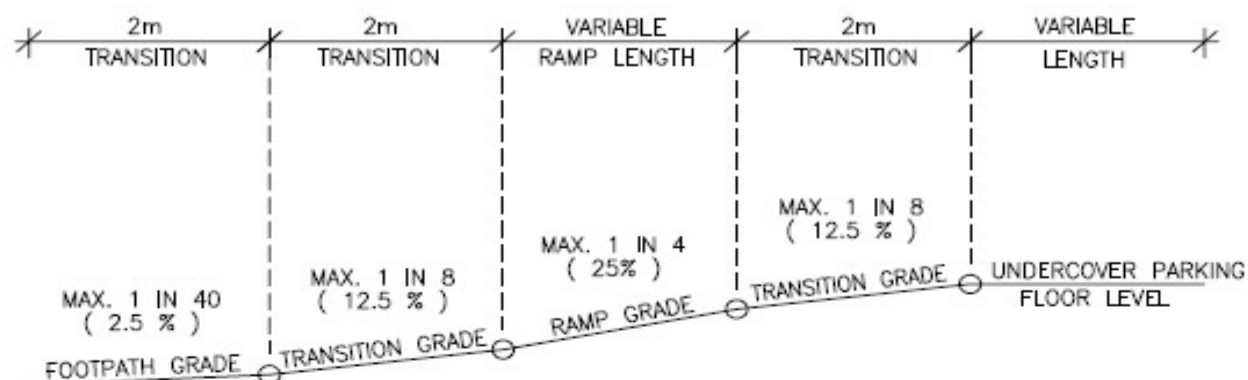


CITY OF TEA TREE GULLY

STORMWATER PIPE CONNECTION
TO COUNCIL KERB & GUTTER

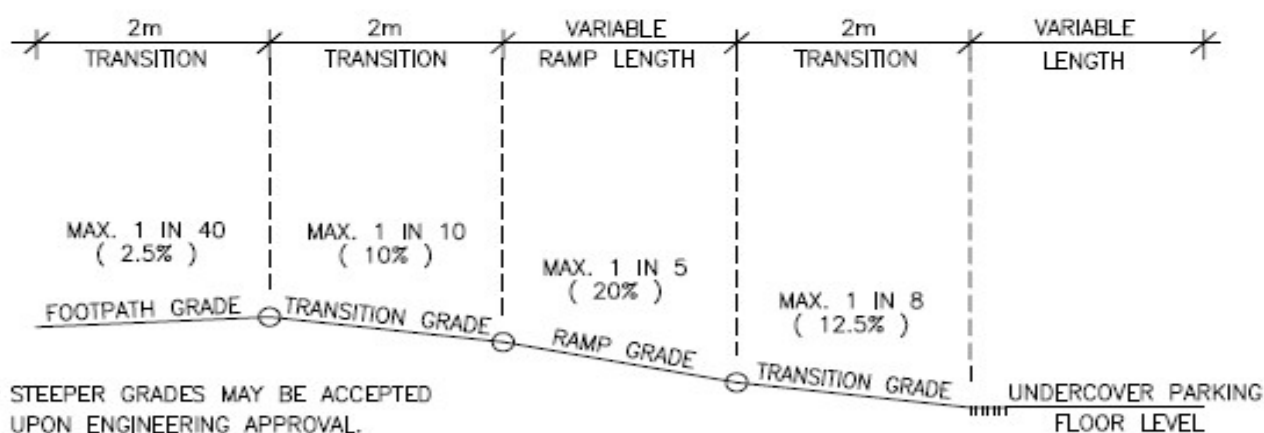
DRG. No.

62/15/SD



* STEEPER GRADES MAY BE ACCEPTED
UPON ENGINEERING APPROVAL.

LONGITUDINAL DRIVEWAY SECTION
HIGH SIDE OF ROAD



* STEEPER GRADES MAY BE ACCEPTED
UPON ENGINEERING APPROVAL.

LONGITUDINAL DRIVEWAY SECTION
LOW SIDE OF ROAD



CITY OF TEA TREE GULLY

PROPERTY ACCESS GRADES

DRG. No.

40/15/SD

Regulation 74 – Notifications during building work

Notice of compulsory notification of building work

To: City of Tea Tree Gully – Development Assessment Department

Development application number:Date: / /

Building work contractors name:

Address:

Telephone number: Licence number:

Pursuant to Section 59(1) of the Development Act 1993 and Regulation 74 of the Development Regulations 2008, Council must receive notification for **each** of the following stages of construction listed below. This form may be reused to notify Council of each stage of construction. Please return this form in a manner specified within your condition of approval.

All buildings excluding swimming pools

Stage of Construction	Tick	Date notified 1 business day's notice required
Commencement of Site Building Work		
Completion of Steel Reinforcement for footings— Prior to Pouring		
Completion of Wall and Roof Framing		
Completion of Brickwork		
Completion of Building Work		

Swimming Pools & Permanent Safety Barriers

Stage of Construction	Tick	Date notified 1 business day's notice required
Commencement of construction of the swimming pool		
Completion of construction of the swimming pool (before pool is filled with water)		
Completion of construction of the permanent swimming pool safety barrier		

Advisory Notice - Building Inspections

Dear Valued Customer,

Congratulations on receiving your development approval. Please take the time to read this Notice.

Current Mandatory Notifications

As required by Regulation 74 of the Development Regulations, please ensure that you notify Council of each stage of construction as clearly spelt out within your conditions of your approval and the document: Regulation 74: Notifications during Building Work.

Notifications must be provided within 1 business day of the intended commencement or completion date of the particular stage of development.

Mandatory Checklists – Required only for Developments Involving the Construction of Roof Framing

A completed Site Supervisors Checklist must be provided for all developments involving the construction of roof framing. The checklist must be provided within 1 business day after the notice of completion of the roof framing (discussed above) is provided.

In addition to the above checklist, a person engaged to manufacture a roof truss must, before commencing the work provide a completed copy of the Minister's Schedule 5 roof framing checklist.

Please refer to the Development – Planning, Building and Compliance section of Council's website - www.cttg.sa.gov.au for a copy of both checklists.

How to Notify Council

Notification of the commencement/completion of a stage of building work may occur in one of the following ways:

- By email: buildinginspections@cttg.sa.gov.au. Please note that this is our preferred method of submission as use of this email ensure Building staff directly receive the notification
- Through the Development – Planning, Building and Compliance section of Council's website – www.cttg.sa.gov.au
- By fax: 8397 7400
- By telephone: 8397 7444
- By post: PO Box 571 Montague Road, Modbury SA 5092. Please note that postage times will need to be considered when mailing notifications.
- By personally submitting a written notice to a Council Officer.

Checklists may also be submitted by using the preferred options described above.

Penalties for Non-Compliance

Please note that expiations or penalty costs apply for failing to provide any mandatory notification referred to within your conditions of approval.

Failing to provide swimming pool notifications may attract an expiation fee of \$210.00 per offence committed.

Failing to provide notification of any other stage of construction for any other building may attract an expiation fee of \$500.00 per offence committed.

Council may also issue a 'stop-work' notice for failing to comply with a condition of consent concerning mandatory notification requirements, as discussed within this notice.

If you require any further information on the notification process, please contact a member of Council's Building Team on 8397 7444.

**Statement of Compliance
Development Act 1993
Development Regulations 2008 – Regulation 83AB**

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

This statement related to the building located at the following address or location.....

Description of building work to which this statement relates.....

Date of approval of building work to which the statement relates:/...../.....

Development Number: **070/111395/2016**

THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATIONS 2008.

PART A – BUILDER’S STATEMENT

This part of the statement must be sign by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.

All service connections have been made in accordance with the requirements of the relevant supply authority.*

All requirements under regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*

All notifications required under section 59 of the Development Act 1993 have been given in accordance with at Act and the requirements of the Development Regulations 1993.*

* Strike out any item that is not relevant

Date:.....Signed:.....

Name:.....Status:.....Licence Number:.....

Address and contact telephone number:

.....

PART B – OWNER’S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instruction, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on(date to be inserted).

2. Any conditions of approval relating to the building work have been satisfied.

Date:.....Signed:.....

Name: Address and contact telephone number:

.....

.....

IMPORTANT INFORMATION – PLEASE READ

The following information may be relevant to your authorisation. Please read carefully

Operative life of your authorisation

Other than where an extension of time has been granted, or where the application is for a variation to a previous development authorisation, this approval will lapse 12 months after the date of the approval (or, in matters where there has been a Court appeal, the finalisation of that appeal). If the relevant development has been lawfully commenced by substantial work within 12 months, then the approval will remain valid for 3 years from the date of the approval (see regulation 48 of the *Development Regulations 2008*). As a guide, for developments involving new residential dwellings, substantial commencement has generally been considered by the Court to consist of the pouring of the footings and slab.

Where the approval is for a variation to an earlier development authorisation, the lifespan of the approval will be calculated from the date of the earlier approval, unless otherwise approved by Council (see section 39(7)(d) of the *Development Act 1993*).

Extension of time

An application may be made to Council to extend the time for commencing and completing the development. A request must be made in writing to Council and accompanied by the prescribed fee (see section 40(3) of the *Development Act 1993* and regulation 48(2) of the *Development Regulations 2008*).

Building near powerlines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity service and street mains. Further, 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 for damages (see Part 6 of the *Electricity Act 1996*).

Variations

If you want to modify your development, or modify or remove any condition, then an application to vary your approval will need to be submitted to Council for assessment. For further information, please contact Council's City Development Department on 8397 7444.

Reserved matters for assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the *Development Act 1993*, the approval is not formally granted until the reserved matter or matters have been addressed to Council's satisfaction. Construction cannot commence until each reserved matter has been appropriately dealt with.

Your right of appeal

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either a refusal or an authorisation with conditions. An appeal must be lodged within two months from the date on which you receive notice of the decision or such longer period as the Court may allow (see section 86(4) of the *Development Act 1993*). Please contact the ERD Court, not the Council, for further information if you want to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone: 8204 0300.

Category 3 applications

A third party representor in a Category 3 development has a right to appeal against the Council's decision within 15 days of the date of the decision (see section 38(14) of the *Development Act 1993*). Approvals for Category 3 developments that were the subject of third party representations therefore must not be acted upon for fifteen business days from the date of the decision. It is recommended that you contact the ERD Court fifteen days after the date of the decision to determine if an appeal has been lodged by a third party. If there is an appeal by a third party, the approval should not be acted upon until either the determination of, or withdrawal of, the appeal.

Building work affecting neighbouring land

If your development involves work that may impact on the stability of neighbouring land, for certain work you will be required to do the following:

- 28 days prior to the building work commencing, serve on the owner of the affected land a notice of your intention to perform the building work and the nature of that work; and
- take precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that affected land or premises as the adjoining owner is authorised by the *Development Regulations* to require. (see section 60 of the *Development Act 1993*)

The work for which notification is required is set out in Regulation 75 of the *Development Regulations 2008*. For further information please contact an officer of Council's City Development Team on 8397 7444.

**HENDRY**

Hendry Group Pty Ltd

ABN 13 006 663 232

33 Dequetteville Terrace Kent Town SA 5067

P 08 7425 1000 / E adelaide@hendry.com.auhendry.com.au**DECISION NOTIFICATION FORM**

For Development Application

Date

/

/

Hendry Group Job No.

80-17-00141

Registered on

/

/

Development Number

070/111395/2016

To I Think Design Studio

8/193 Prospect Road

Prospect SA 5082

Location of proposed development:

House No: 11

Lot No:

Street: **Balmoral Road**Town/Suburb: **Dernacourt**

Section No (full/part):

Hundred:

Volume:

Folio:

Nature of proposed development:

Three, two storey semi-detached dwellings and decks

Building classification:

1a, 10a and 10b

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	15/9/16	10	—	—
Building Rules Consent	19/1/17	3	—	—
Public Space	—	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—	—

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

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

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: 19 January 2017

Signed:

☐ Development Assessment Commission or delegate☐ Council Chief Executive Officer or delegate☒ Private Certifier

Sheets Attached



Conditions

1. This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.
Reg 74
2. The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.
Reg 77
3. Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.
BCA-P2.1

Notes:

Pursuant to Section 93(b) and Regulation 92 of the Development Act two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent and the Decision Notification Form have been forwarded to the relevant authority (Council). Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval. The applicant is advised that building work cannot commence unless or until the development is approved under the Act.

Proprietary type materials and products are to be selected and installed in accordance with the manufacturer's recommendations and relevant standards.

The proprietary roof truss design software shall be the subject of an independent technical expert certificate in accordance with Regulations 85 and 88 certifying that it complies with the provisions of BCA-P2.1. Where a truss falls outside the scope of the certified software the truss shall be separately certified pursuant to Regulation 88.

The Workplace Services Hazard Alert, July 2002, recommends that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, be conducted by a suitably qualified person.

The roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturer's specifications and good trade practice.

Adequate roof truss chord restraints shall be provided at the maximum centres nominated in the truss calculations. Where purlins / battens are used to provide chord restraint and the purlin/ batten is discontinuous and joined at a truss chord additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.

Pursuant to section 67(1)(a) of the Act, a **certificate of occupancy is not required** in respect of a Class 1a or 10 building under the Building Code. A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been fully completed in accordance with a development authorisation insofar as it relates to the performance of building work unless it complies with the requirements of Regulation 83A.



A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to Hendry Group within 10 business days after a notice of completion with respect to the building work is given.

- **Part A** of the statement must be signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier;
- **Part B** must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

Where a building owner proposes to carry out building work of a prescribed nature described in Regulation 75 that is, in accordance with the regulations, to be treated for the purposes of Section 60 of the Development Act as building work that affects the stability of other land or premises (the affected land or premises), the following provisions apply:

- a) the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and
- b) the building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

Pursuant to Schedule 3 a retaining wall that retains a difference in ground levels not exceeding one metre is not deemed to be development but is deemed to be work that affects the stability of other land or premises under the provisions of Section 60 and Regulation 75.

A reference to an Australian Standard in the documents is considered to be a reference to the relevant edition and amendments listed in Specification A1.3 of Volume 1, or Part 1.4 of Volume 2, of the Building Code of Australia (as amended from time to time), current at the date of the application for Building Rules Consent.

Pursuant to section 59 of the Development Act a licensed building work contractor who is carrying out the work or who is in charge of carrying out the work; or if there is no such licensed building work contractor, the building owner, must, in accordance with Regulation 74, notify the council of the commencement or completion of a prescribed stage of work (a mandatory notification stage).

The intent of a termite barrier system, constructed in accordance with the requirements of the BCA, is to ensure that termites will not enter a building by a concealed route. The installation of termite barriers will not stop termite activity from occurring on the site. In addition to the correct installation of a termite barrier, its effectiveness will rely on regular maintenance and competent inspection. A durable notice must be fixed to the building in a prominent location, such as in a meter box or the like, advising the building occupants that the system should be inspected and maintained and should indicate

- (i) the method of termite risk management; and
- (ii) the date of installation of the system; and
- (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
- (iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

The requirements in the BCA are minimum requirements and owners of buildings may choose to incorporate additional termite management systems in their buildings.

The effectiveness of the termite barrier system may be compromised due to the building work being on the boundary. Full documentation on the limitations of the barrier system installed should be provided to the building owner.



Windows or glazing panels located over or adjacent to the bath/ or shower shall be safety glass in accordance with AS1288-2006.

Structural timber members that are in ground contact or that are not protected from weather exposure and associated moisture ingress shall be of durability Class 1 or 2 as appropriate (see AS1720.1 & 2), or shall be adequately treated with preservative in accordance with AS1604 and nails used in these joints shall be hot-dip galvanized, stainless steel or monel metal.

The BCA does not contain deemed to satisfy provisions for demolition works - the applicant should liaise separately with the relevant authority SafeWork SA a division of Department of Premier and Cabinet.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

The hot water supply system/ heated water service shall be designed and installed in accordance with the Waterworks Act 1932 and the Waterworks Regulations 1996. Wall and roof insulation, where specified, shall comply with AS/NZS4859.1.

Roof stormwater drainage including the box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS3500.3. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

The position and manner of discharge of the stormwater drainage system at the property boundary shall be to the satisfaction of the appropriate authority (council). The drainage system shall be completed by the finish of construction of the house in accordance with AS2870.

Wet area details shall comply with BCA-3.8.1.1 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

Masonry articulation/ control joints shall be provided as specified in the Engineer's Footing Construction Report.

The assessment of the footing design is based on the minimum requirements of the BCA and AS2870. Additional advice should be sought from the engineer if the owner requires a higher level of footing performance.

The footing design does not cater the effects of trees on this or neighbouring sites. Further advice should be sought from the engineer if required.

The footing design considers the effects of the existing tree/s in its current state. The design does not cater for additional tree plantings, on this or neighbouring sites, or the significant increase in the size of the existing tree/s. Further advice should be sought from the engineer if required.

Footpaths leading to the building and to the building perimeter shall be graded to provide safe access or be provided with steps complying with BCA Part 3.9.

This assessment is for compliance with the requirements of the *Building Rules* as defined in the Development Act (and Regulations), 1993 and does not imply compliance with any other Act or Regulation.


TOMAS JANUSKEVICIUS
Manager – Building Surveying
Private Certifier Certificate of Registration No. 086

19 January, 2017

**HENDRY**

Hendry Group Pty Ltd

ABN: 13 006 699 232

33 Dequetteville Terrace Kent Town SA 5067

P 08 7425 1000 / E adelaide@hendry.com.auhendry.com.au**STATEMENT OF COMPLIANCE
DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB**

HENDRY GROUP JOB NO: 80-17-00141
NATURE OF DEVELOPMENT: Three, two storey semi-detached dwellings and decks
LOCATION OF DEVELOPMENT: 11 Balmoral Road, Dernacourt
APPLICANT: I Think Design Studio
CLASSIFICATION: 1a, 10a and 10b
DEVELOPMENT NO: 070/111395/2016

PART A BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

On completion of building works please return both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to Hendry Group Pty Ltd, 33 Dequetteville Terrace, Kent Town SA 5067 or tomy@hendry.com.au.

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

I certify the following: (*Strike out any item that is not relevant)

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections (connections to any public electricity source; public water supply; public sewer; septic tank drainage system; public telecommunications system; any other public service or facility provided by an authority or utility) have been made in accordance with the requirements of the relevant supply authority.*
3. All requirements under regulation 76(3) of the *Development Regulations 2008* relating to essential safety provisions have been satisfied (refer to Form 2 attached to Decision Notification).*
4. All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 2008*.*

Signed:	Date:	Licence Number:
Name:	Status:	Phone Number:
Company Name:	Address:	

**HENDRY**

Hendry Group Pty Ltd

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DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB**

HENDRY GROUP JOB NO: 80-17-00141
NATURE OF DEVELOPMENT: Three, two storey semi-detached dwellings and decks
LOCATION OF DEVELOPMENT: 11 Balmoral Road, Dernacourt
APPLICANT: I Think Design Studio
OWNER:
CLASSIFICATION: 1a, 10a and 10b
DEVELOPMENT NO: 070/111395/2016

PART B STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his/her behalf (eg. the building work contractor responsible for carrying out the relevant building work).

On completion of building works please return both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to Hendry Group Pty Ltd, 33 Dequetteville Terrace, Kent Town SA 5067 or tomj@hendry.com.au.

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval.
2. Any conditions of approval relating to the building work have been satisfied.

Signed: _____

Date: _____

Name: _____

Phone Number: _____

Address: _____

Data Extract for Section 7 search purposes

Valuation ID 280152230*

Data Extract Date: 10/10/2024

Parcel ID: D116136 A34

Certificate Title: CT6283/234

Property Address: 11B BALMORAL RD DERNANCOURT SA 5075

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing

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

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

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

Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No