

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

Part A - Parties and land

1 Purchaser:

[Empty text box for Purchaser name]

Address:

[Empty text box for Purchaser address]

2 ~~Purchaser's registered agent:~~

~~[Empty text box for Purchaser's registered agent name]~~

~~Address:~~

~~[Empty text box for Purchaser's registered agent address]~~

3 Vendor:

CITY OF TEA TREE GULLY, PURSUANT TO s.184 OF THE LOCAL GOVERNMENT ACT 1999

Address:

PO BOX 571 MODBURY SA 5092

4 Vendor's registered agent:

Brenton Ward Real Estate

Address:

76 HEWITT AVENUE ROSE PARK SA 5067

5 Date of contract (if made before this statement is served):

[Empty text box for Date of contract]

6 Description of the land: *[Identify the land including any certificate of title reference]*

CERTIFICATE OF TITLE VOLUME 6194 FOLIO 888

11B BALMORAL ROAD DERNANCOURT SA 5075

Part B - Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off (section 5)

1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

- (a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3 - Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

(being *the agent's address for service under the *Land Agents Act 1994* / an address nominated by the agent to you for the purpose of service of the notice).

Note - Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that -

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than -

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase -

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

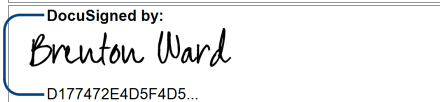
(section 7(1))

To the purchaser:

*I/We, CITY OF TEA TREE GULLY, PURSUANT TO s.184 OF THE LOCAL GOVERNMENT ACT 1999

of PO BOX 571 MODBURY SA 5092

being the ~~*vendor(s)~~ person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 14-Nov-22
 Signed:  D177472E4D5F4D5...

Date:
 Signed:

Date:
 Signed:

Date:
 Signed:

Part D - Certificate with respect to prescribed inquiries by registered agent

(section 9)

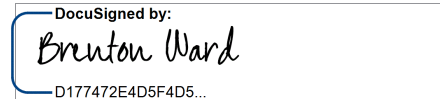


To the purchaser:

I, BRENTON WARD

certify ~~*that the responses / that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions: NIL

Date: 14-Nov-22
 Signed:  D177472E4D5F4D5...

~~*Vendor's/ Purchaser's agent~~

~~*Person authorised to act on behalf of *Vendor's/ Purchaser's agent~~

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land (section 7(1)(b))

Note -

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless -

- (a) there is an attachment to this statement and -
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance -
 - (i) is 1 of the following items in the table:
 - (A) under the heading 1. General -
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges -
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1

Column 2

Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
 [If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
 Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
 (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
 (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
 (c) the heading "6. Repealed Act conditions" and item 6.1; and
 (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,
 which must be retained as part of this statement whether applicable or not.]
 [If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]
 [If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for *each* such mortgage, charge or prescribed encumbrance.]
 [If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Number of mortgage (if registered):

Name of mortgagee:

 YES

 NO

1.2 Easement

(whether over the land or annexed to the land)

Note - "Easement" includes rights of way and party wall rights

[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

CERTIFICATE OF TITLE VOLUME 6194 FOLIO 888

Description of land subject to easement:

CERTIFICATE OF TITLE VOLUME 6194 FOLIO 888 KNOWN AS 11B BALMORAL ROAD DERNANCOURT SA 5075

Nature of easement:

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED D ON D116136 (RTC 12768641) TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED C ON D116136 (RTC 12768641)

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

NO

If YES, give details:

1.3 Restrictive covenant

[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

14 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

~~[Empty text box]~~

~~Name of parties:~~

~~[Large empty text box]~~

~~Period of lease, agreement for lease etc:~~

~~From [Empty text box]~~

~~to [Empty text box]~~

~~Amount of rent or licence fee:~~

~~\$ [Empty text box] per [Empty text box] (period)~~

~~Is the lease, agreement for lease etc in writing?~~

~~[Empty text box]~~

~~If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -~~

~~(a) the Act under which the lease or licence was granted:~~

~~[Empty text box]~~

~~(b) the outstanding amounts due (including any interest or penalty):~~

~~[Empty text box]~~

[Empty boxes]

5. Development Act 1993 (repealed)

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

[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

CITY OF TEA TREE GULLY PROPERTY SEARCH INFORMATION
PAGE 2

Condition(s) of authorisation:

23/01/2017 - Development Application APPROVAL
2016/111395 Three (3) two storey row dwellings with garages under the main roof
23/01/2017- Development Application APPROVAL
2016/111395 Three (3) two storey row dwellings with garages under the main roof
16/09/2016- Development Application APPROVAL
2016/111608 Land Division (1 into 3 - torrens title)

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

~~Nature of condition(s):~~

[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Date of notice:

12/10/2022

Amount of levy payable:

\$607.67

YES
YES

21. Local Government Act 1999

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

Is this item applicable?



Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice, order etc:

31 MAY 2022

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

CORPORATION OF THE CITY OF TEA TREE GULLY

Land subject thereto:

WHOLE OF THE LAND IN THE CERTIFICATE OF TITLE VOLUME 6194 FOLIO 888 KNOWN AS 11B BALMORAL ROAD DERNANCOURT SA 5075

Nature of requirements contained in notice, order etc:

DEMAND FOR RATES MORE THAN 3 YEARS IN ARREARS

Time for carrying out requirements:

1 MONTH

Amount payable (if any):

\$7,018.40

22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

~~*Is this item applicable?*~~



~~*Will this be discharged or satisfied prior to or at settlement?*~~

~~*Are there attachments?*~~

~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~

23. Metropolitan Adelaide Road Widening Plan Act 1972

000002548148

23.1 section 6 - Restriction on building work

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

~~Does the restriction apply to all of the land?~~

~~If NO, give details about the part of the land to which the restriction applies:~~

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]

Is this item applicable?



Will this be discharged or satisfied prior to or at settlement?

 NO

Are there attachments?

 YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer page 2, 3 & 4 Tea Tree Gully Council search attached Annexure D
Refer pages 2-3 and 8 of the Property Interest Report attached
Refer to SA Property and Planning Atlas ("SAPPA") attached

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Zones
General Neighbourhood (Z2102) - GN
Overlays
Airport Building Heights (Regulated) (O0303)
Affordable Housing (O0306)
Hazards (Flooding - Evidence Required) (O2416)
Prescribed Wells Area (O4804)
Regulated and Significant Tree (O5404)
Stormwater Management (O5710)
Traffic Generating Development (O6001)
Urban Tree Canopy (O6302)

Is there a State heritage place on the land or is the land situated in a State heritage area?

 NO

Is the land designated as a local heritage place?

 NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

 UNKNOWN

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

 NO

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

~~Date of authorisation:~~

~~Name of relevant authority that granted authorisation:~~

~~Condition(s) of authorisation:~~

29.3 section 139 - Notice of proposed work and notice may require access

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

~~Date of notice:~~

~~Name of person giving notice of proposed work:~~

~~Building work proposed (as stated in the notice):~~

~~Other building work as required pursuant to the Act:~~

29.4 section 140 - Notice requesting access

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of notice:~~

~~Name of person requesting access:~~

~~Reason for which access is sought (as stated in the notice):~~

~~Activity of work to be carried out:~~

29.5 section 141 - Order to remove or perform work

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of notice:~~

~~Name of authority giving notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.9 section 192 or 193 - Land management agreement

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

~~**Is this item applicable?**~~

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~

29.12 Part 16 Division 1 - Proceedings

~~**Is this item applicable?**~~ _____

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date of commencement of proceedings:~~

~~Date of determination or order (if any):~~

~~Terms of determination or order (if any):~~

29.13 section 213 - Enforcement notice

~~**Is this item applicable?**~~ _____

~~**Will this be discharged or satisfied prior to or at settlement?**~~

~~**Are there attachments?**~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

~~Date notice given:~~

~~Name of designated authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

29.14 section 214(6), 214(10) or 222 - Enforcement order

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):~~

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

ANNEXURES

There are no documents annexed hereto / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

<p>PROPERTY INTEREST REPORT - ANNEXURE C CITY OF TEA TREE GULLY PROPERTY SEARCH - ANNEXURE D SA WATER SEARCH - ANNEXURE E CERTIFICATE OF EMERGENCY SERVICES LEVY - ANNEXURE F CERTIFICATE OF LAND TAX PAYABLE - ANNEXURE G</p> <p>Form R4 - Bidders guide Form R5 - Collusive practice Form R6 - Warning notice to purchasers Form R7 - Warning Notice</p>

(*Strike out whichever is not applicable)

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR’S STATEMENT
(Section 7, Land and Business (Sale and Conveyancing) Act 1994)

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this Day of 20

Signed: _____

Purchaser(s)

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

Form R4

Bidders Guide

Guide to the sale of residential property by auction

Land and Business (Sale and Conveyancing) Act 1994 section 24I and section 24J(1)(f)

Under the Act, the real estate agent responsible for this auction must provide each person registered on the bidders register with this guide.

Who needs to register?

Any person who intends to bid at an auction for residential property must register.

Registering for an auction does not mean you must bid. Registering simply gives you the right to bid. You can register with the agent at any time before the auction, such as when you inspect the property, or on the day of the auction.

If you are bidding to buy the property jointly, for example, with a spouse or partner, only one person needs to register, however, only that person will be able to bid at the auction.

If you are bidding on behalf of another person you will need to provide that person's name and present a copy of a document signed by that person that authorises you to bid on their behalf.

Proof of identity

To register, you must show the agent one of the following*:

- a current document or card issued to you from a Commonwealth, State, Territory or local government authority (e.g. passport, driver's licence, or pension/health concession card, council or water rates notice)
- a document or card issued to you from a utility company (e.g. an electricity supply company)
- a document or card issued to you by a bank (e.g. visa card)
- a passport issued to you by a foreign government.

*you do not need to leave the document with the agent or allow them to make a copy

If you are bidding on behalf of another person, you must also provide a copy of one of the documents listed above that has been issued to that person.

It is against the law to provide false information for entry onto the bidders register.

What happens at registration?

Once you have registered, the agent will provide you with a unique identifier (comprising a number, letter, colour or some other identifying feature). Each time you make a bid you must display this unique identifier.

What if I arrive at the auction late?

Once an auction has commenced, the agent may interrupt the auction to allow you to register. It is up to the agent to determine whether or not to stop the auction to allow you to register. If you are entered on the register you may bid at the auction.

Prescribed standard conditions for auction of residential property

Apart from any conditions of auction that the agent also displays at the auction, the following prescribed standard conditions will apply to all auctions of residential land:

- (a) any person may bid in the auction in person, or by their proxy or representative, subject to the conditions of auction;
- (b) the vendor's reserve price will be as recorded in the auction record;
- (c) to make a bid a person must be registered in the bidders register, having satisfied the requirements as to proof of identity and, if applicable, authority to bid as a proxy or representative;
- (d) the auctioneer will only accept a bid if the person making the bid displays a unique identifier (comprising a number, letter, colour, or some other identifying feature) allocated to the person by the auctioneer
- (e) the auctioneer will, when accepting a bid, audibly announce the unique identifier so displayed by the bidder;
- (f) the auctioneer may refuse a bid if of the opinion that it is not in the best interests of the vendor, and will not be obliged to give any reason for refusing a bid;
- (g) the auctioneer may make bids on behalf of the vendor but not more than 3 such bids and only for amounts below the reserve price; any such bid will be audibly announced by the auctioneer as a "vendor's bid";
- (h) bidding increments will be accepted at the discretion of the auctioneer;
- (i) the person accepted by the auctioneer as having made the highest bid at or above the reserve price will be the purchaser and that bid will be the purchase price;
- (j) the auctioneer will not accept a bid made after the fall of the auctioneer's hammer;
- (k) unless otherwise agreed in writing by the purchaser and the vendor before the commencement of the auction—
 - (i) a contract for the sale of the property, in the form displayed by the auctioneer at the auction, will be completed and signed by or on behalf of the purchaser and the vendor immediately after the fall of the hammer; and
 - (ii) the purchaser will pay a deposit immediately after the fall of the hammer, as specified in the conditions of auction*;
- (l) the auctioneer will have irrevocable authority, after the fall of the auctioneer's hammer, to complete and sign the contract on behalf of the purchaser or the vendor, or both; completion and signing under that authority will be at the auctioneer's discretion in the event of breach by the purchaser of any of the conditions of auction;
- (m) the cooling-off rights under section 5 of the Land and Business (Sale and Conveyancing) Act 1994 do not apply to a sale by auction or a sale on the day of auction to a person who has made a bid in the auction (whether in person or by their proxy or representative).

*NOTE: Conditions of auction includes conditions displayed by the auctioneer at the auction as conditions of the auction, together with the standard conditions set out above.

Dummy and vendor bidding

It is against the law for the vendor of the property, or a person acting on behalf of the vendor, to make a bid at the auction. This type of activity is called dummy bidding and can attract a maximum penalty of \$20,000.

However, the vendor of the property is entitled to have up to three bids made on their behalf by the auctioneer, who must announce each such bid as a 'vendor bid'. The amount of a vendor bid must be less than the vendor's reserve price.

Interrupting auctions

It is against the law to knowingly prevent a rival bidder from freely bidding at an auction, or to harass a bidder.

It is also against the law to do anything with the intention of preventing, causing a major

disruption to, or causing cancellation of an auction. A maximum penalty of \$20,000 applies.

Cooling-off period

There is no cooling-off period when you buy at auction.

If you are the successful bidder at auction no further bids can be made or accepted. You must then sign a binding sale contract as soon as possible after the conclusion of the auction. You will usually be required to pay a deposit at the time. The deposit amount is usually around 10% of the purchase price, however you may seek to negotiate a lesser amount with the agent before the auction.

If the property is passed in at auction and if you made a bid at the auction then any sale contract you enter into before midnight on the same day as the auction, as a result of further negotiations with the vendor, is not subject to a cooling-off period.

Your privacy

The agent is not permitted to disclose information on the bidders register to anyone unless required to by an authorised person under the Fair Trading Act 1987.

Disclaimer: This publication is a plain language guide to your rights and responsibilities. It must not be relied upon as legal advice. For more information please refer to the appropriate legislation or seek independent legal advice.

Form R5

Collusive Practices

Collusive practices at auctions of land or a business

Land and Business (Sale and Conveyancing) Act 1994 section 24L

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 28

Section 24L of the *Land and Business (Sale and Conveyancing) Act 1994* makes it unlawful to engage in collusive practices in relation to an auction of land or a business. Under that section a person must not do any of the following as a result of a collusive practice, or induce or attempt to induce another person by a collusive practice to do any of the following:

- (a) abstain from bidding;
- (b) bid to a limited extent;
- (c) do anything else that might tend to prevent free and open competition.

The maximum penalty for committing such an offence is \$20 000.

* “*Collusive practice*” is defined in section 24L(4) of the Act. If you are intending to bid at an auction and are unsure whether your activity constitutes a collusive practice, it is advisable to seek independent legal advice.

<p>NOTE: At auctions of land or businesses this form must be made available for perusal by members of the public for at least 30 minutes immediately before the auction is due to commence.</p>

Form R6

Warning Notice to Purchaser

Agent acting on behalf of vendor and purchaser

Land and Business (Sale and Conveyancing) Act 1994 section 24F

It is generally prohibited for an agent to act on behalf of both the vendor and purchaser of the same land or business at the same time. The *Land and Business (Sale and Conveyancing) Act 1994* states that an agent will be subject to a maximum penalty of \$20,000 if they do act on behalf of both a vendor and purchaser at the same time. However, special circumstances may arise where this can happen without penalty. If the following circumstances apply to you, then the agent may act on your behalf if they firstly give you this warning notice and you acknowledge receipt of it by signing below.

The specific circumstances occur when:

- the agent negotiates the sale of land or a business on behalf of a person, the vendor, and
- the purchase of the land or business is made subject to sale of some other property or business by you, the purchaser, and
- the agent acts on behalf of you, the purchaser, in the sale of the other land or business.

In order for an agent to act on your behalf you must complete a sales agency agreement with the agent. If your proposed purchase of the vendor's land or business falls through, you may still be required to comply with certain obligations under the sales agency agreement, including the payment of fees. This will depend on the wording of the agreement. If you are unsure about your obligations under a sales agency agreement you should consult an independent legal advisor.

Name of agent **BRENTON WARD REAL ESTATE**

Signature of agent

I, **name of purchaser**, noting that the circumstances described in this notice apply to me, acknowledge receipt of this form before authorising the agent to act on my behalf.

Signature of purchaser

Date / /

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6194 Folio 888

Parent Title(s)	CT 5558/524		
Creating Dealing(s)	RTC 12768641		
Title Issued	07/08/2017	Edition 1	Edition Issued 07/08/2017

Estate Type

FEE SIMPLE

Registered Proprietor

LARA LANSELL PROPERTY PTY. LTD. (ACN: 610 944 977)
OF 13A LARA STREET SOUTH YARRA VIC 3141

Description of Land

ALLOTMENT 34 DEPOSITED PLAN 116136
IN THE AREA NAMED DERNANCOURT
HUNDRED OF YATALA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED D ON D116136 (RTC 12768641)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED C ON D116136 (RTC 12768641)

Schedule of Dealings

Dealing Number	Description
12572906	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference	CT 6194/888	Reference No. 2409155
Registered Proprietors	LARA LANSELL PROPERTY PTY. LTD.	Prepared 11/10/2022 16:53
Address of Property	11B BALMORAL ROAD, DERNANCOURT, SA 5075	
Local Govt. Authority	CITY OF TEA TREE GULLY	
Local Govt. Address	PO BOX 571 MODBURY SA 5092	

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the Regulations to the *Land and Business (Sale and Conveyancing) Act 1994*

All enquiries relating to the Regulations or the Form 1 please contact Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website www.cbs.sa.gov.au

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

4. ***Crown Rates and Taxes Recovery Act 1945***

- 4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

5. ***Development Act 1993 (repealed)***

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

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

also

Contact the Local Government Authority for other details that might apply

- 5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

- | | | |
|------|--|--|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|--|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
|-----|--|--|

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au |
|-----|---------------------------------|---|

8. Environment Protection Act 1993

- | | | |
|-----|---|---|
| 8.1 | section 59 - Environment performance agreement that is registered in relation to the land | EPA (SA) does not have any current Performance Agreements registered on this title |
| 8.2 | section 93 - Environment protection order that is registered in relation to the land | EPA (SA) does not have any current Environment Protection Orders registered on this title |
| 8.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.4 | section 99 - Clean-up order that is registered in relation to the land | EPA (SA) does not have any current Clean-up orders registered on this title |
| 8.5 | section 100 - Clean-up authorisation that is registered in relation to the land | EPA (SA) does not have any current Clean-up authorisations registered on this title |
| 8.6 | section 103H - Site contamination assessment order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.7 | section 103J - Site remediation order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.8 | section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | EPA (SA) does not have any current Orders registered on this title |

- 8.9 section 103P - Notation of site contamination audit report in relation to the land EPA (SA) does not have any current Orders registered on this title
- 8.10 section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land EPA (SA) does not have any current Orders registered on this title
- 9. *Fences Act 1975***
- 9.1 section 5 - Notice of intention to perform fencing work Contact the vendor for these details
- 10. *Fire and Emergency Services Act 2005***
- 10.1 section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire Contact the Local Government Authority for other details that might apply
Where the land is outside a council area, contact the vendor
- 11. *Food Act 2001***
- 11.1 section 44 - Improvement notice Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply
- 11.2 section 46 - Prohibition order Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply
- 12. *Ground Water (Qualco-Sunlands) Control Act 2000***
- 12.1 Part 6 - risk management allocation Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
- 12.2 section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property DEW Water Licensing has no record of any notice affecting this title
- 13. *Heritage Places Act 1993***
- 13.1 section 14(2)(b) - Registration of an object of heritage significance Heritage Branch in DEW has no record of any registration affecting this title
- 13.2 section 17 or 18 - Provisional registration or registration Heritage Branch in DEW has no record of any registration affecting this title
- 13.3 section 30 - Stop order Heritage Branch in DEW has no record of any stop order affecting this title
- 13.4 Part 6 - Heritage agreement Heritage Branch in DEW has no record of any agreement affecting this title
also
Refer to the Certificate of Title
- 13.5 section 38 - "No development" order Heritage Branch in DEW has no record of any "No development" order affecting this title
- 14. *Highways Act 1926***
- 14.1 Part 2A - Establishment of control of access from any road abutting the land Transport Assessment Section within DIT has no record of any registration affecting this title
- 15. *Housing Improvement Act 1940 (repealed)***
- 15.1 section 23 - Declaration that house is undesirable or unfit for human habitation Contact the Local Government Authority for other details that might apply
- 15.2 Part 7 (rent control for substandard houses) - notice or declaration Housing Safety Authority has no record of any notice or declaration affecting this title
- 16. *Housing Improvement Act 2016***

- | | | |
|------|--|--|
| 16.1 | Part 3 Division 1 - Assessment, improvement or demolition orders | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.2 | section 22 - Notice to vacate premises | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.3 | section 25 - Rent control notice | Housing Safety Authority has no record of any notice or declaration affecting this title |

17. *Land Acquisition Act 1969*

- | | | |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire
also
Contact the Local Government Authority for other details that might apply |
|------|---|---|

18. *Landscape South Australia Act 2019*

- | | | |
|-------|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title
also
DEW has no record of any notice affecting this title |
| 18.5 | section 108 - Notice to maintain watercourse or lake in good condition | The regional landscape board has no record of any notice affecting this title |
| 18.6 | section 109 - Notice restricting the taking of water or directing action in relation to the taking of water | DEW has no record of any notice affecting this title |
| 18.7 | section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 18.8 | section 112 - Permit (or condition of a permit) that remains in force | The regional landscape board has no record of any permit (that remains in force) affecting this title
also
DEW has no record of any permit (that remains in force) affecting this title |
| 18.9 | section 120 - Notice to take remedial or other action in relation to a well | DEW has no record of any notice affecting this title |
| 18.10 | section 135 - Water resource works approval | DEW has no record of a water resource works approval affecting this title |
| 18.11 | section 142 - Site use approval | DEW has no record of a site use approval affecting this title |
| 18.12 | section 166 - Forest water licence | DEW has no record of a forest water licence affecting this title |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the | The regional landscape board has no record of any notice affecting this title |

Act

- | | | |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction | The regional landscape board has no record of any notice affecting this title |

19. Land Tax Act 1936

- | | | |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <p>A Land Tax Certificate will be forwarded.
 If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
|------|---|--|

20. Local Government Act 1934 (repealed)

- | | | |
|------|---|---|
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

21. Local Government Act 1999

- | | | |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

22. Local Nuisance and Litter Control Act 2016

- | | | |
|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
|------|--|---|

23. Metropolitan Adelaide Road Widening Plan Act 1972

- | | | |
|------|--|---|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
|------|--|---|

24. Mining Act 1971

- | | | |
|------|---|---|
| 24.1 | Mineral tenement (other than an exploration licence) | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations | Contact the vendor for these details |
| 24.3 | section 56T(1) - Consent to a change in authorised operations | Contact the vendor for these details |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land | Contact the vendor for these details |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations | Contact the vendor for these details |
| 24.7 | section 75(1) - Consent relating to extractive minerals | Contact the vendor for these details |
| 24.8 | section 82(1) - Deemed consent or agreement | Contact the vendor for these details |

24.9 Proclamation with respect to a private mine Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

26. *Natural Resources Management Act 2004 (repealed)*

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

27. *Outback Communities (Administration and Management) Act 2009*

27.1 section 21 - Notice of levy or contribution payable Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also

- 29.8 section 157 - Fire safety notice
 Contact the Local Government Authority for other details that might apply
 Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title
 also
 Contact the Local Government Authority for other details that might apply
- 29.9 section 192 or 193 - Land management agreement
 Refer to the Certificate of Title
- 29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space
 State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
 also
 Contact the Local Government Authority for other details that might apply
- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space
 State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
 also
 Contact the Local Government Authority for other details that might apply
- 29.12 Part 16 Division 1 - Proceedings
 Contact the Local Government Authority for details relevant to this item
 also
 Contact the vendor for other details that might apply
- 29.13 section 213 - Enforcement notice
 State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
 also
 Contact the Local Government Authority for other details that might apply
- 29.14 section 214(6), 214(10) or 222 - Enforcement order
 Contact the Local Government Authority for details relevant to this item
 also
 State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

- 30.1 section 8 or 9 - Notice or order concerning pests
 Plant Health in PIRSA has no record of any notice or order affecting this title

31. *Public and Environmental Health Act 1987 (repealed)*

- 31.1 Part 3 - Notice
 Public Health in DHW has no record of any notice or direction affecting this title
 also
 Contact the Local Government Authority for other details that might apply
- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval
 Public Health in DHW has no record of any condition affecting this title
 also
 Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)
 Public Health in DHW has no record of any order affecting this title
 also
 Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

- 33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. *Other charges*

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

- | | | |
|-----|---|---|
| 1. | Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. | Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. | Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. | Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. | Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title
also
Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

The following additional information is provided for your information only.
These items are not prescribed encumbrances or other particulars prescribed under the Act.

- | | | |
|-----|--|---|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

Land Tax Act 1936 and Regulations thereunder

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

Animal and Plant Control (Agriculture Protection and other purposes) Act 1986 and Regulations

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

Landscape South Australia 2019

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email DEWaterlicensing@sa.gov.au.



CITY OF
TEA TREE GULLY
Naturally Better

PO Box 571

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

Certificate No: **82789**
Receipt No: **300000**

Date: **12/10/2022**
Application No: **79781**

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 5075**
Owner: **Lara Lansell Property Pty Ltd**

Residential Land Use 2023		\$1,632.27
Regional Landscape Levy 2023		\$38.31
Overdue/Arrears		\$9,426.80
Interest/Rounding		\$0.00
Legal Costs		\$426.47
Less Rebate		\$0.00
Less Payments Received		\$0.00
General Debtors		
Total Amount Due	5th December 2022	\$11,523.85

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: 787911 / Reference # 1058127

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



CITY OF
TEA TREE GULLY
Naturally Better

Date of Issue: 12 October 2022

Certificate Number 82789
Receipt Number 300000
Assessment Number 1058127

PO Box 571

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

Valuer General No: 280152230*
Property Description: LOT: 34 DP: 116136 CT: 6194/888
Property Address: 11B Balmoral Road DERNANCOURT 5075
Owner: Lara Lansell Property Pty Ltd

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)	23/01/2017 - Development Application APPROVAL 2016/111395 three (3) two storey row dwellings with garages under the main roof 23/01/2017 - Development Application APPROVAL 2016/111395 Three (3) two storey row dwellings with garages under the main roof 16/09/2016 - Development Application APPROVAL 2016/111608 Land Division (1 into 3 - torrens title)

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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) Planning Act 1982 (repealed)	Nil
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?	Unknown
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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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 INQUIRY CERTIFICATE

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

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	NIL
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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

<p>Public and Environmental Health Act 1987 (repealed)</p> <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>	
<p>South Australian Public Health Act 2011</p>	
<p>Notice, order, declaration, charge, claim or demand given or made under the Act</p>	<p>Nil</p>
<p>Additional Information (City of Tea Tree Gully)</p> <p><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></p>	
<p>Miscellaneous</p>	<p>Nil</p>
<p>Easements</p>	<p>PARTY WALL RIGHT(S)</p>
<p>CWMS</p>	<p>Nil</p>

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*)

YES

/

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"

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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

YES 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... 12/10/2022.....



Data Extract for Section 7 search purposes

Valuation ID 280152230*

Parcel ID: D116136 A34

Certificate Title: CT6194/888

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 to be a significant tree or trees in the Planning and Design Code

Unknown

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 Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No



CITY OF
TEA TREE GULLY
Naturally Better

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.

Cl

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 placed 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 ant 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).

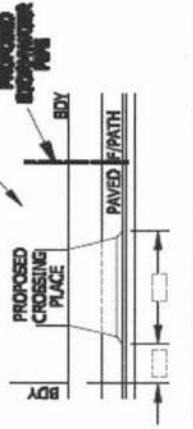
COUNCIL USE ONLY	Tick as applicable			
	Yes	No		
Application Fee Paid			Receipt No:	Date:
Application Approved (Arborist)			Name	
			Signed	Date
Application Approved (Civil)			Name	Date
			Signed	
Works Completed in accordance with Council Conditions			Name	Date
			Signed	
Comments/Special Conditions				

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

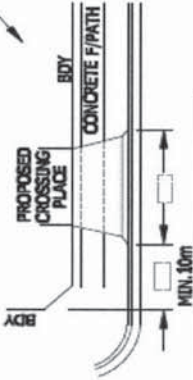
CITY OF TEA TREE GULLY

INCLUDE THE FOLLOWING INFORMATION ON DRAWING IF APPLICABLE:

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

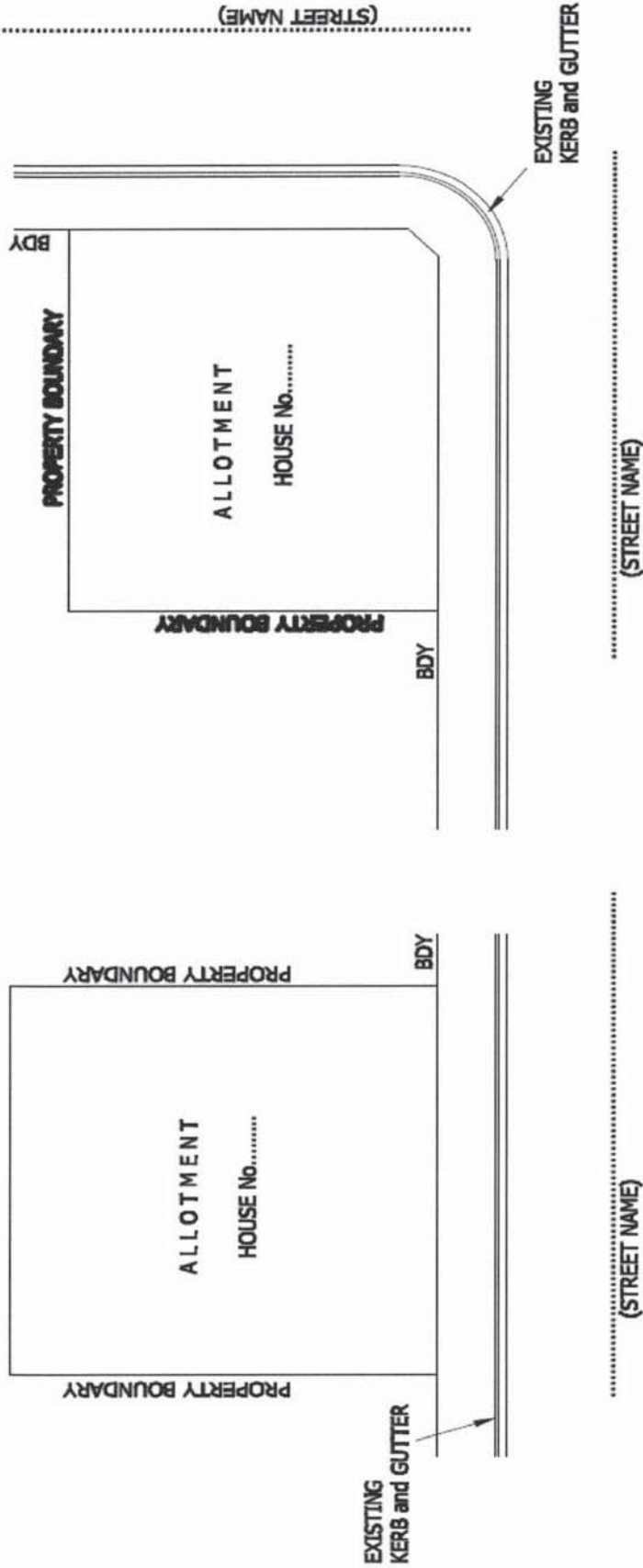


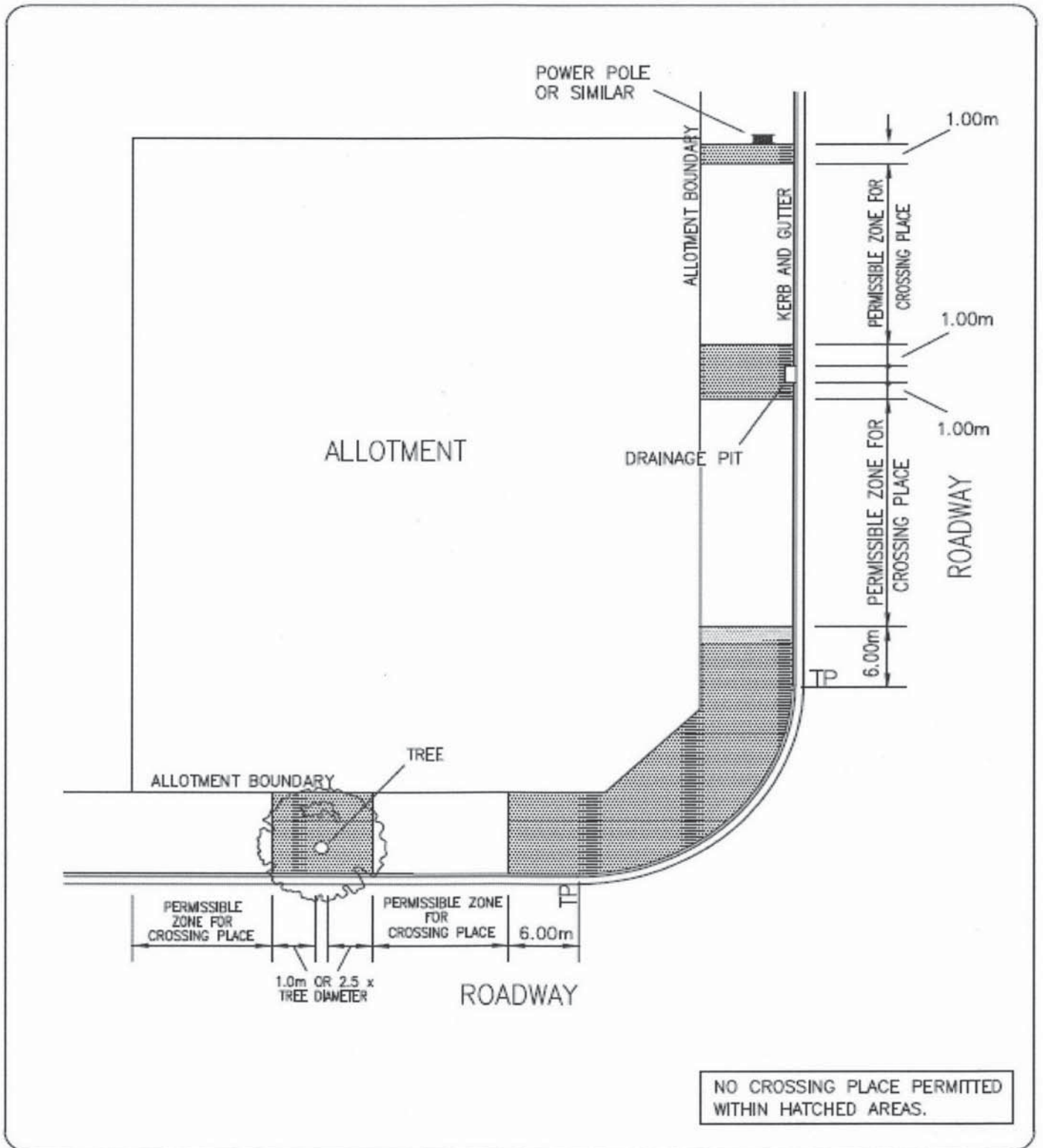
- **DISTANCES TO CORNER** (IF ON CORNER ALLOTMENT)..... **EXAMPLE**




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

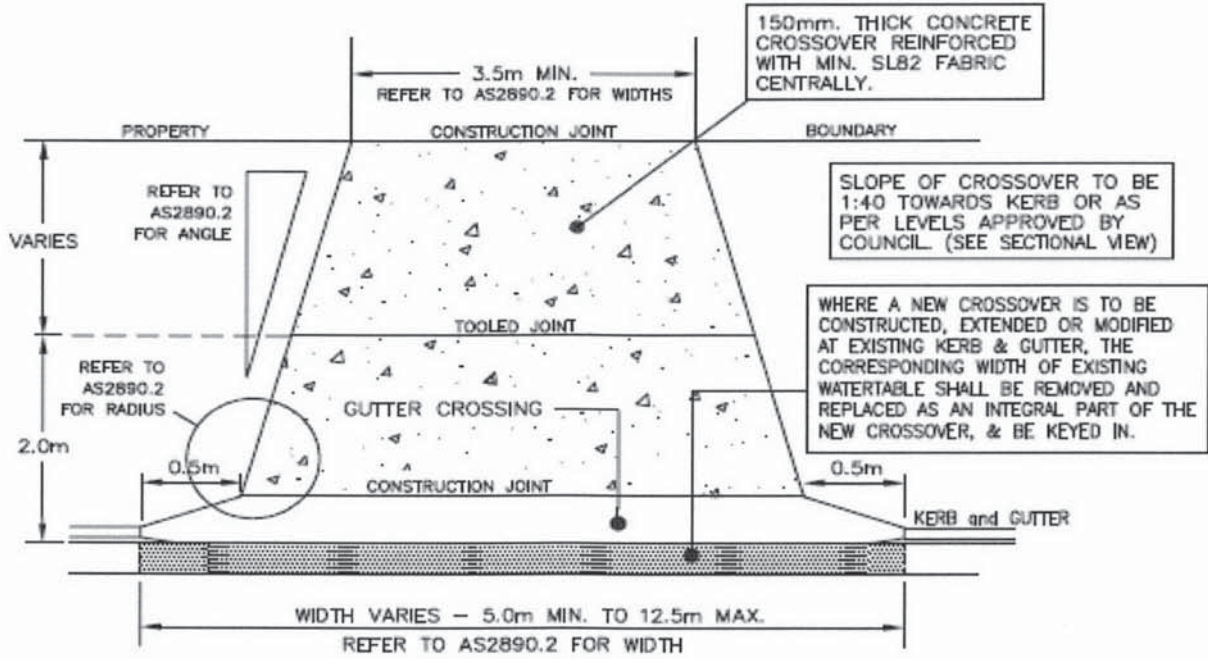
- LOCATION(S) OF EXISTING TREE(S).....
- STREET NAME
- HOUSE No.
- LOCATION AND TYPE OF FOOTPATH
- SHOW EXISTING CROSSING PLACE IF ANY.
- SHOW OBSTRUCTIONS OR STRUCTURES SUCH AS STREET SIGNS, POWER POLES OR SIMILAR, STORMWATER ENTRY PITTS, SERVICE AUTHORITY PITTS AND CABINETS WHERE PRESENT.
- NORTH POINT.....



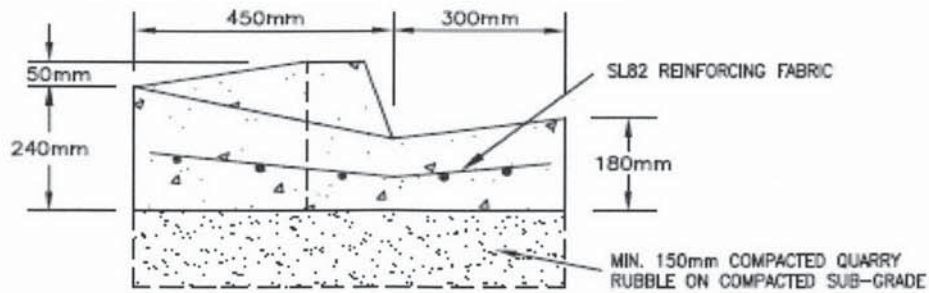


 CITY OF TEA TREE GULLY
PERMISSIBLE CROSSING PLACE LOCATIONS

APPROVED
J. Daley
DATE: December 2012
DRG. No.
37/96/SD



PLAN OF VEHICLE CROSSOVER

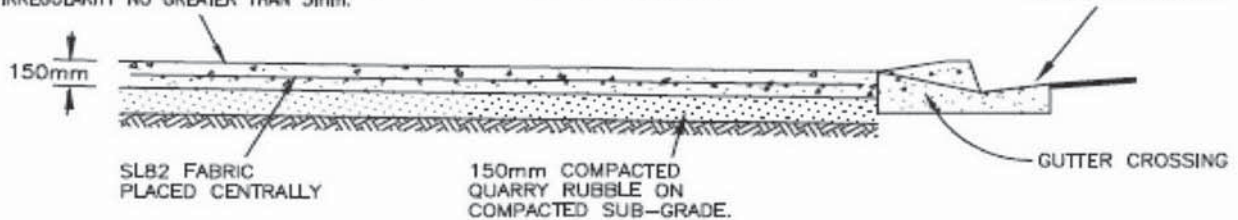


SECTIONAL DETAIL OF GUTTER CROSSING

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

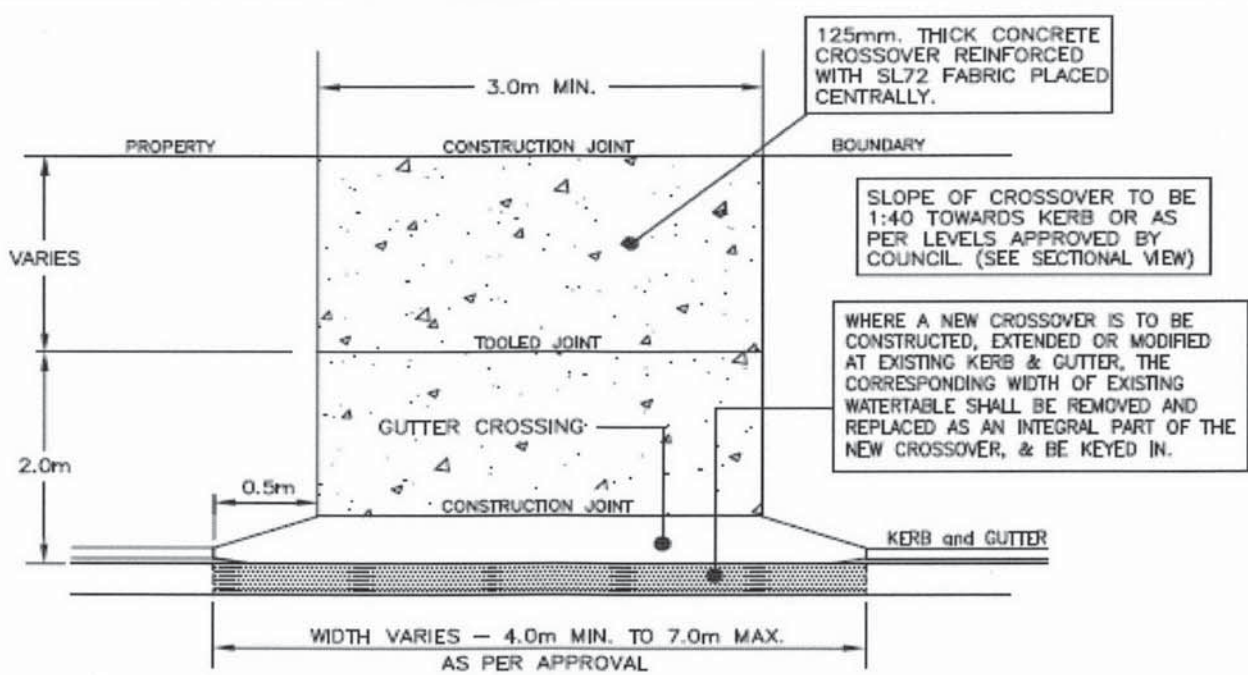


CITY OF TEA TREE GULLY

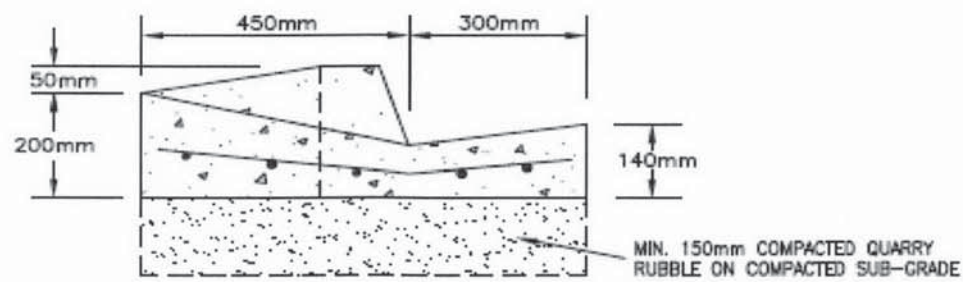
COMMERCIAL CONCRETE
 VEHICULAR CROSSING PLACE

DRG. No.

45/15/SD



PLAN OF VEHICLE CROSSOVER

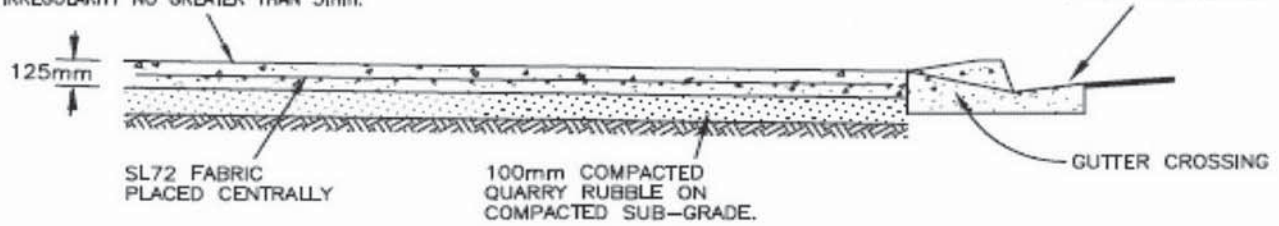


SECTIONAL DETAIL OF GUTTER CROSSING

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

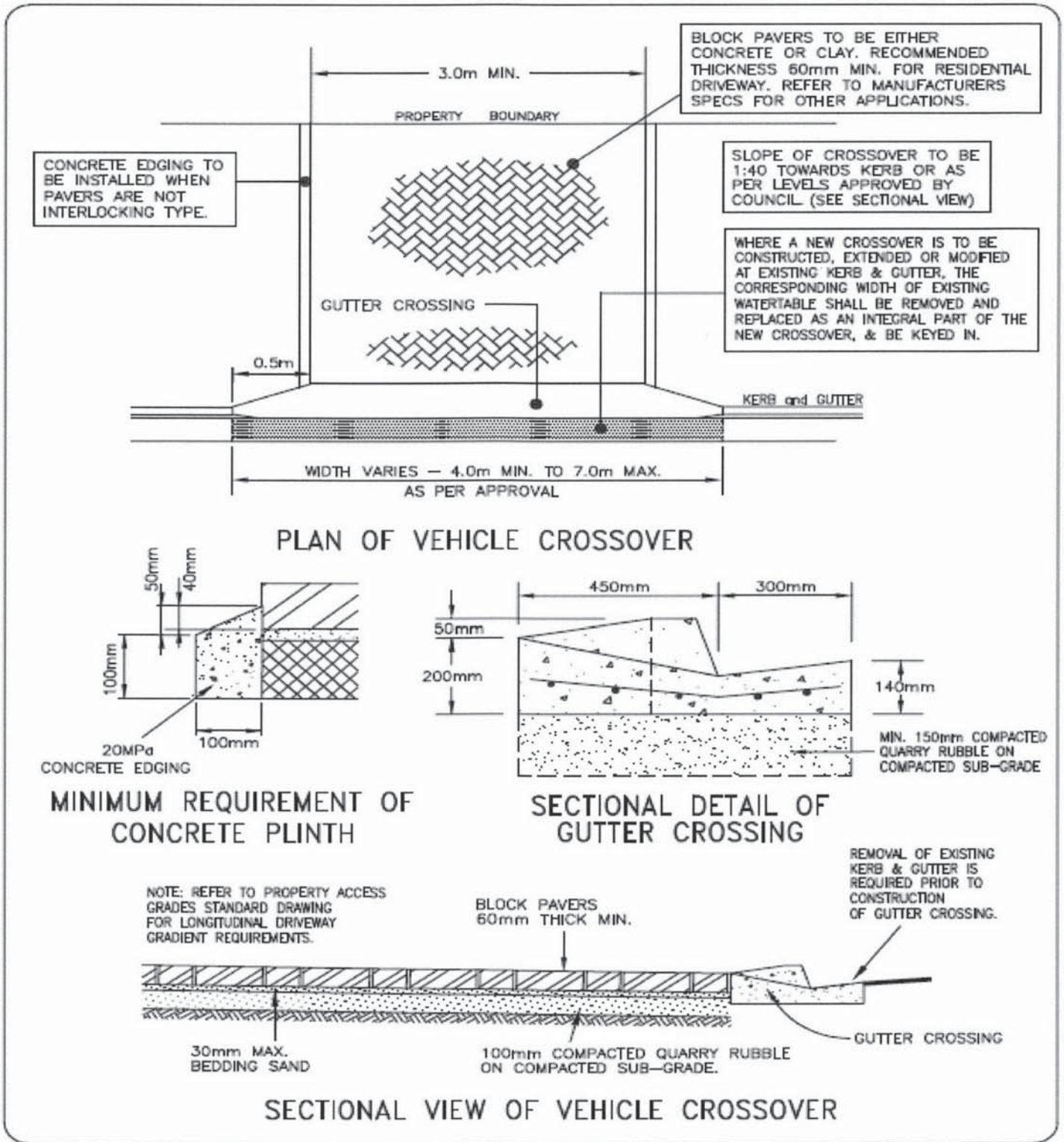


CITY OF TEA TREE GULLY

CONCRETE
 VEHICULAR CROSSING PLACE

DRG. No.

1/15/SD

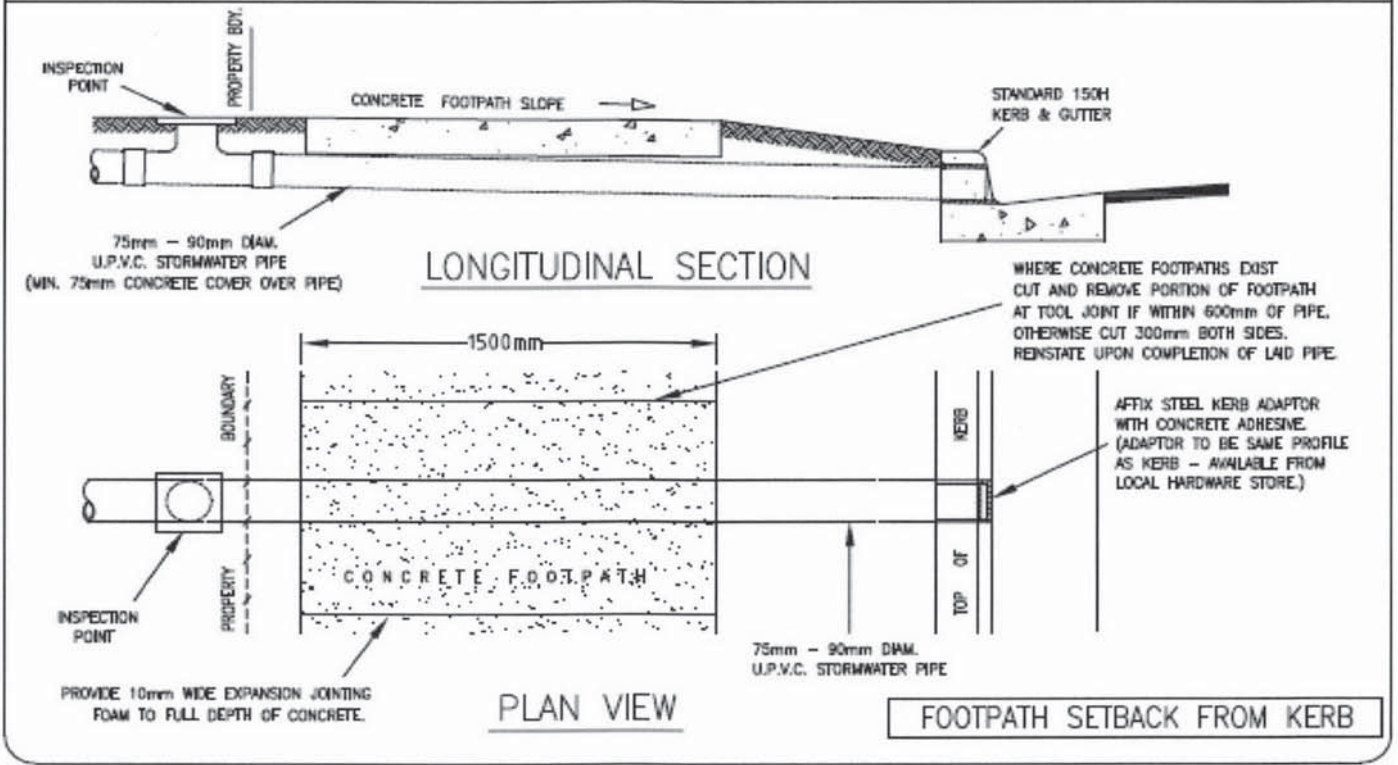
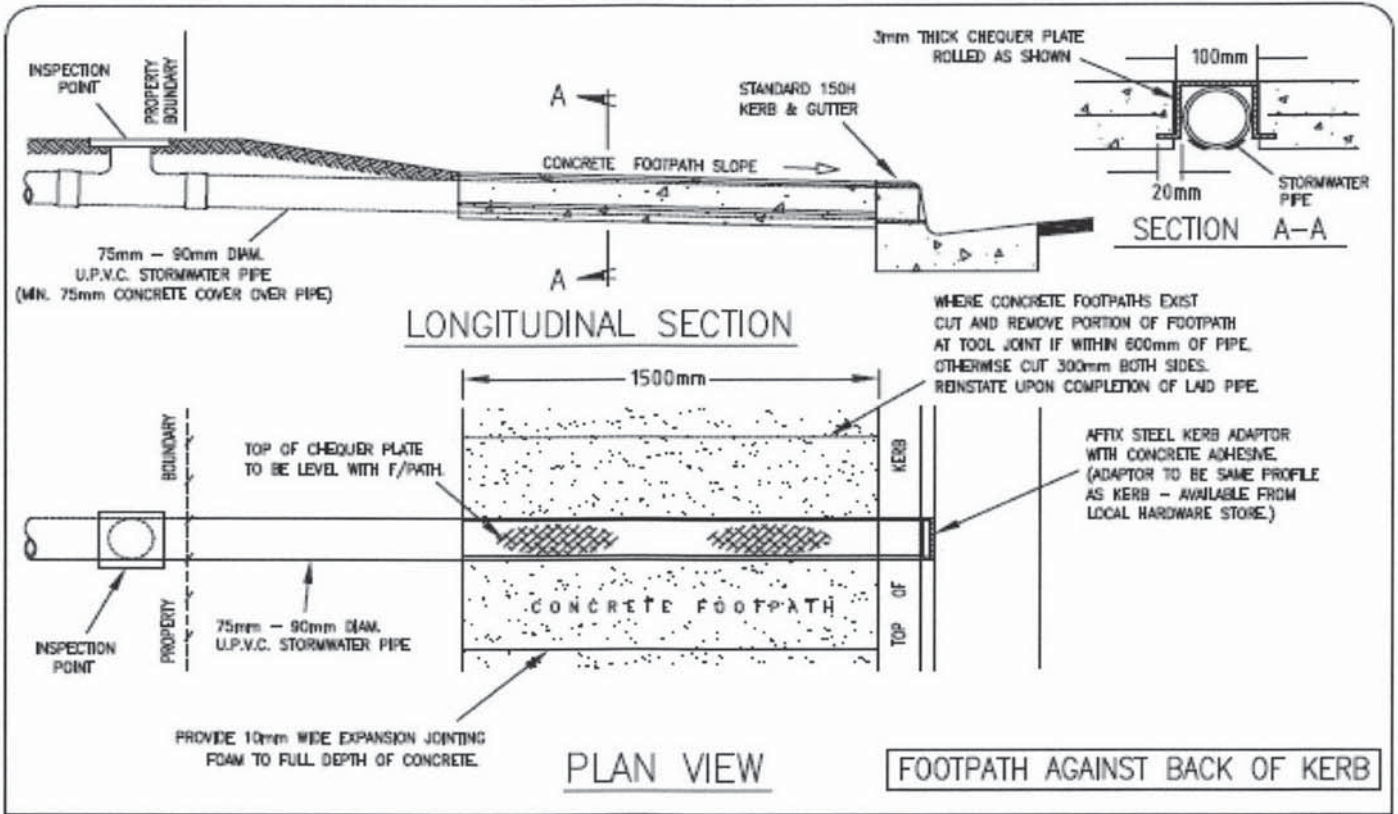


CITY OF TEA TREE GULLY

BLOCK PAVED VEHICULAR CROSSING PLACE

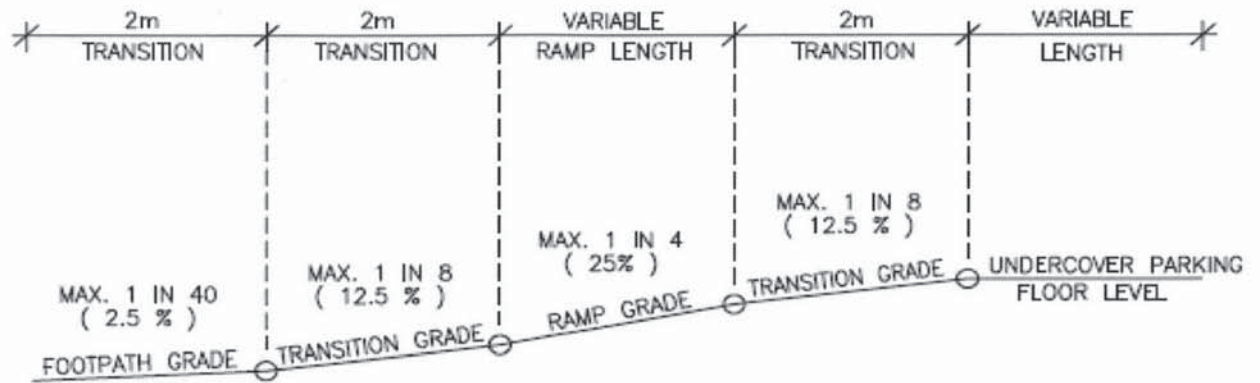
DRG. No.

2/15/SD



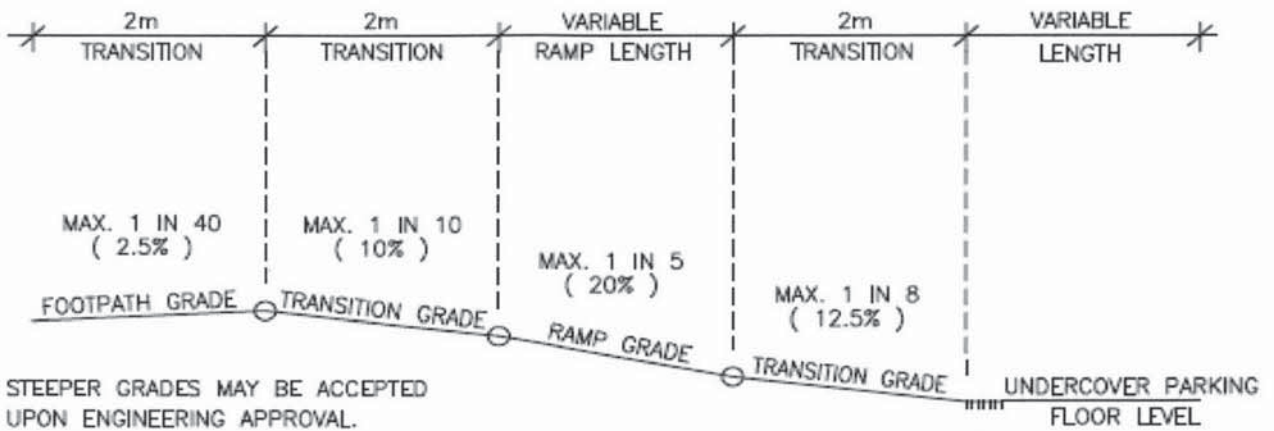
CITY OF TEA TREE GULLY
STORMWATER PIPE CONNECTION TO COUNCIL KERB & GUTTER

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.



Construction Industry Training Board

ABN 39 817 133 546
 phone 08 8172 9500 fax 08 8172 9501
 5 Greenhill Road, Wayville SA 5034
 PO Box 1227, Unley SA 5061
 e-mail citb@citb.org.au
www.citb.org.au

The Trustee for Ling Future Trust
 13a Lara Street
 South Yarra VIC 3141

Payment Receipt

Project ID 525967-1

Project Details

Project Address 11 Balmoral Road
 Dernancourt SA 5075
Estimated Start Date 22/02/2017
Estimated End Date 12/12/2017
Actual Completion Date
Project Type House - New
Local Council City of Tea Tree Gully
Project Value \$ 600,000.00

Project Owner

Customer ID 435705
Address The Trustee for Ling Future Trust
 13a Lara Street
 South Yarra VIC 3141
Phone 0430777820
Mobile 0430777820
Fax
Email Address ronnie.ling@laralansell.com.au

Receipt Details

Levy Amount Due This Transaction	\$ 1,500.00
Levy Amount Paid This Transaction	\$ 1,500.00
Date Paid	12/01/2017

**HENDRY**

Hendry Group Pty Ltd

ABN 13 006 681 232

33 Dequetteville Terrace Kent Town SA 5067

P 08 7425 1000 / E adelaide@hendry.com.au
hendry.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 sillage 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



CITY OF
TEA TREE GULLY
Naturally Better

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) 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.

Local Government Inquiry

Pursuant to the *Land and Business (Sale and Conveyancing) Act 1994*



TO: THE CHIEF EXECUTIVE OFFICER

Date: / / 20

TEA TREE GULLY COUNCIL

of

PO BOX 571 MODBURY SA 5092

FROM:

Brenton Ward

of

Brenton Ward Real Estate

as *Agent / ~~Conveyancer~~ for the *owner / ~~prospective purchaser~~ / ~~prospective mortgagee~~

Dear Sir/Madam

We are required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* and Regulation 13 of that Act to make the Prescribed Inquiries shown in Table 1 of Schedule 3 of the above mentioned Regulations and the Prescribed Matters shown as Building Indemnity Insurance and Particulars relating to environment protection in Table 2 of Schedule 3 of the above mentioned Regulations.

We hereby make those inquiries to you in regard to the Land described below.

Information on rates and charges is also required and we request from you a Certificate pursuant to Section 187 of the *Local Government Act 1999* in regard to the Land.

Reg No:	60615	1058127
Lot	34	11B
Date	12 OCT 2022	
Street	Balmoral Road.	
RATES		

Enclosed is:

• a cheque for \$

• Credit Card Authority for cost

Credit Card Type:

Visa MasterCard

Card Number:

Expiry Date:

Cardholder Name:

Signature:

Amount: \$

and

• a copy of the Certificate(s) of Title to the Land

It would be appreciated if your response to the Section 7 inquiry can be given on the Form recommended by the Local Government Association of South Australia.

Thank you for your assistance.

Signed by or on behalf of the *Agent/~~Conveyancer~~

DocuSigned by:

Brenton Ward

12-Oct-22

D177472E4D5F4D5...

THE LAND: Lot No: 34 Section No: Plan No: 116136

Certificate(s) of Title: 6194/888

Property Address: 11B BALMORAL ROAD

Suburb: DERNANCOURT State: SA Postcode: 5075

Owner(s): LARA LANSELL PROPERTY PTY. LTD. (ACN: 610 944 977)

Assessment No(s): Valuer General No:

*(Delete where not applicable)



Product	Register Search (CT 6194/888)
Date/Time	11/10/2022 04:53PM
Customer Reference	1646
Order ID	20221011010088

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6194 Folio 888

Parent Title(s)	CT 5558/524		
Creating Dealing(s)	RTC 12768641		
Title Issued	07/08/2017	Edition 1	Edition Issued 07/08/2017

Estate Type

FEE SIMPLE

Registered Proprietor

LARA LANSELL PROPERTY PTY. LTD. (ACN: 610 944 977)
OF 13A LARA STREET SOUTH YARRA VIC 3141

Description of Land

ALLOTMENT 34 DEPOSITED PLAN 116136
IN THE AREA NAMED DERNANCOURT
HUNDRED OF YATALA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED D ON D116136 (RTC 12768641)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED C ON D116136 (RTC 12768641)

Schedule of Dealings

Dealing Number	Description
12572906	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Account Number 280152230*	L.T.O Reference CT6194888	Date of issue 12/10/2022	Agent No. 458	Receipt No. 2409155
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BRENTON WARD P/L
PO BOX 3150
NORWOOD SA 5067
brenton@brentonward.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: LARA LANSELL PROPERTY PTY. L
Location: 11B BALMORAL RD DERNANCOURT LT34 D116136
Description: 5HG **Capital Value:** \$ 490 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2022

				\$
		Arrears as at: 30/6/2022	:	2,781.32
Water main available:	1/7/2018	Water rates	:	141.60
Sewer main available:	1/7/2018	Sewer rates	:	161.94
		Water use	:	0.00
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	8.55
		Goods and Services Tax	:	0.00
		Amount paid	:	0.00
		Balance outstanding	:	3,093.41

Degree of concession: 00.00%
Recovery action taken: RECOVERY NOTICE

Next quarterly charges: Water supply: 70.80 Sewer: 80.97 Bill: 4/1/2023

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 15/06/2022.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

Next action may be the forwarding of debt details to a collection agency for recovery of the unpaid charges (no costs incurred at this stage). Recovery action may include a visit to the property, restriction of water supply and/or commencement of legal action.? All costs incurred will be on charged to the property.? If further information is required please contact SA Waters Collection Unit on? telephone (08) 7424 1560.



South Australian Water Corporation

Name:

LARA LANSELL PROPERTY PTY. L

Water & Sewer Account

Acct. No.: **280152230***

Amount: _____

Address:

11B BALMORAL RD DERNANCOURT
LT34 D116136

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	280152230*



Biller code: 8888
Ref: 28015223010

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 280152230*



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2409155

BRENTON WARD
76 HEWITT AVENUE
ROSE PARK SA 5067

DATE OF ISSUE

12/10/2022

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
71021669	LARA LANSELL PROPERTY PTY LTD			
PROPERTY DESCRIPTION				
11B BALMORAL RD / DERNANCOURT SA 5075 / LT 34				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
280152230*	CT 6194/888	\$490,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	220.50
FINANCIAL YEAR		- REMISSION	\$	143.50
2022-2023		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	480.67
		= AMOUNT PAYABLE	\$	607.67

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE **10/01/2023**



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

71021669

OWNERSHIP NAME

LARA LANSELL PROPERTY PTY LTD

AGENT NUMBER

100020439

ASSESSMENT NUMBER

280152230*

AGENT NAME

BRENTON WARD

AMOUNT PAYABLE

\$607.67

EXPIRY DATE

10/01/2023

+80010547740022> +001571+ <0550729848> <0000060767> +444+

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2409155

BRENTON WARD
76 HEWITT AVENUE
ROSE PARK SA 5067

DATE OF ISSUE

12/10/2022

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME		FINANCIAL YEAR	
LARA LANSELL PROPERTY PTY LTD		2022-2023	
PROPERTY DESCRIPTION			
11B BALMORAL RD / DERNANCOURT SA 5075 / LT 34			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
280152230*	CT 6194/888	\$220,000.00	0.0202 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 850.93	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 5,632.44		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 6,483.37		

Please Note: If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE **10/01/2023**



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

71021669

OWNERSHIP NAME

LARA LANSELL PROPERTY PTY LTD

AGENT NUMBER

100020439

ASSESSMENT NUMBER

280152230*

AGENT NAME

BRENTON WARD

AMOUNT PAYABLE

\$6,483.37

PAYABLE ON OR BEFORE

10/01/2023

+80010547730012> +000927+ <0550729848> <0000648337> +444+

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

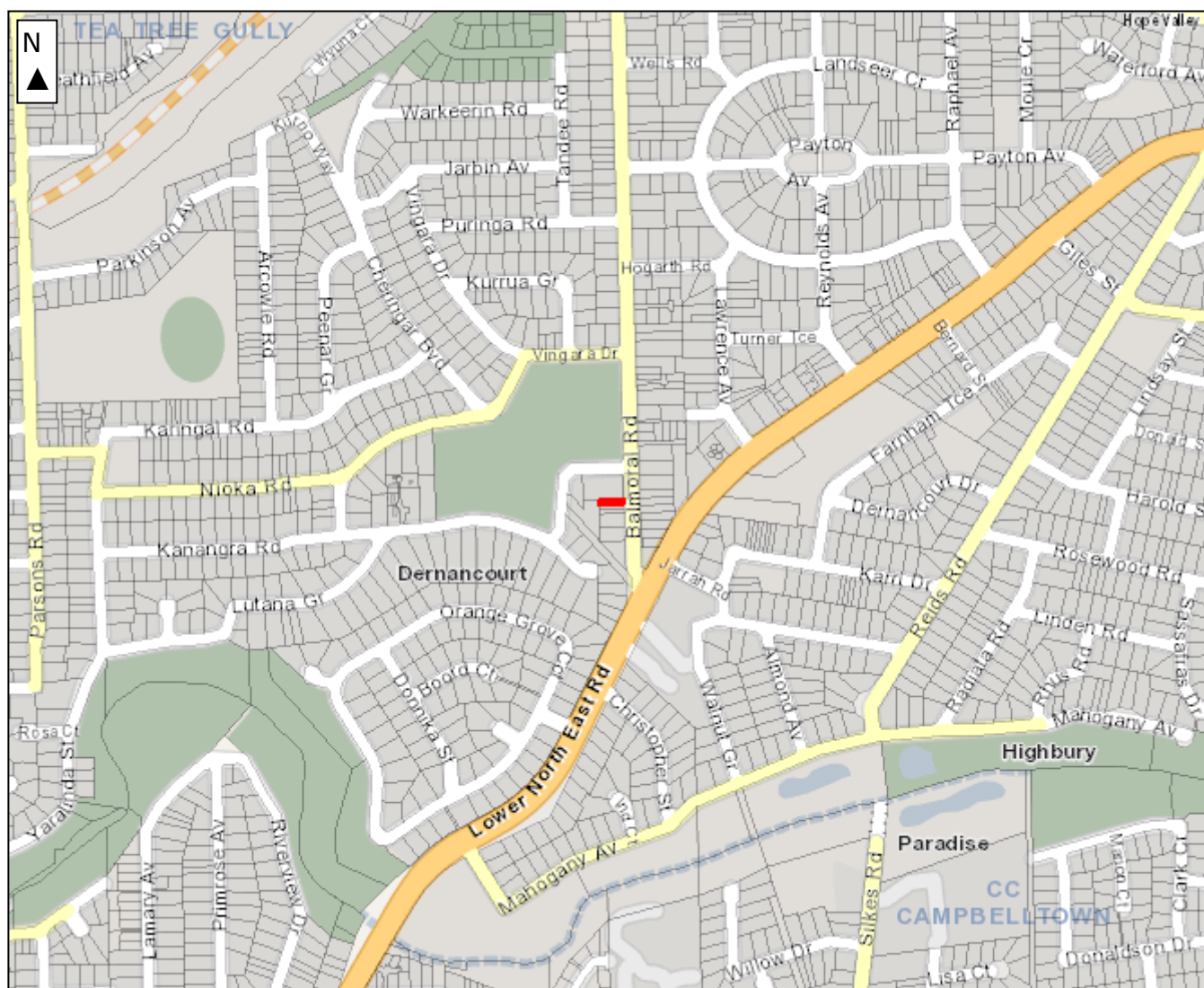
www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

SAPPA Parcel Report

Date Created: November 7, 2022

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



Address Details

Unit Number:

Street Number: 11B

Street Name: BALMORA

Street Type: RD

Suburb: DERNANCOURT

Postcode: 5075

Property Details:

Council: CITY OF TEA TREE GULLY

State Electorate: TORRENS (2014), TORRENS (2018), HARTLEY (2022)

Federal Electorate: STURT (2013), STURT (2016), STURT (2019)

Hundred: YATALA

Valuation Number: 280152230*

Title Reference: CT6194/888

Plan No. Parcel No.: D116136A34

Zoning details next page

Scale ≈ 1:9028 (on A4 page)

250 metres≈

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

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Government of South Australia
Attorney-General's Department

Zone Details

Zones

General Neighbourhood (Z2102) - GN

Overlays

Airport Building Heights (Regulated) (O0303) - 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 (O0306)

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) (O2416)

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 (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Traffic Generating Development (O6001)

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 (O6302)

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.