

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:

Address:

2 ~~Purchaser's registered agent:~~

Address:

3 Vendor:

Jaime Claire Billinger (nee Iremonger)
Jodie Lee Billinger

Address:

12 Greendale Avenue Modbury SA 5092

4 Vendor's registered agent:

First National Real Estate Burton Groves

Address:

1332 North East Road TEA TREE GULLY SA 5091

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

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

CT 6258/550

12 Greendale Avenue Modbury SA 5092

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:
- (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:

*~~We~~,

of

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:
 Signed:

Date:
 Signed:

Date:
 Signed:

Date:
 Signed:

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

(section 9)



To the purchaser:

I,

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:

Date:
 Signed:

~~*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):

[Empty text box for attachments]

Number of mortgage (if registered):

13621231

Name of mortgagee:

Credit Union SA LTD



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

Description of land subject to easement:

Marked M on Certificate of Title
Marked H on Certificate of Title
Marked G on Certificate of Title

Nature of easement:

Drainage purposes
Subject to Party Wall Rights
Together with Party Wall Rights

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?

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 for attachments]

Name of parties:

[Large empty text box for name of parties]

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 for Act]

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

[Empty text box for amounts due]

[Three empty rectangular 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):

Certificate of Title

Condition(s) of authorisation:

See copy of Local Government Inquiry Certificate attached

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):~~

~~Date of notice:~~

~~Amount of levy payable:~~

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?

Are there attachments?

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

Local Government Inquiry Certificate - PlanSA extract

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: Housing Diversity Neighbourhood (HDN)
Overlays and Variations on Local Government Inquiry Certificate - PlanSA extract

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

Is the land designated as a local heritage place?

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?

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?

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):~~

~~[Empty text box]~~

~~Date of authorisation:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

~~Condition(s) of authorisation:~~

~~[Empty text box]~~

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):~~

~~[Empty text box]~~

~~Date of notice:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

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

~~[Empty text box]~~

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

~~[Empty text box]~~

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:

Particulars of building indemnity insurance



Note-

Building indemnity insurance is not required for-

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity still in existence for building work on the land:

1 Name(s) of person(s) insured:

TAR Partners PTY LTD ATF TAR Partners Trust

2 Name of insurer:

QBE

3 Limitations on the liability of the insurer:

\$215,908.00

4 Name of builder:

Lofty Building Group PTY LTD ABN 82159090678

5 Builder's licence number:

U BLD271885

6 Date of issue of insurance:

24/09/2020

7 Description of insured building work:

New Single Dwelling Construction Contract

Exemption from holding insurance:

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

NO

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

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

Property Interest Report
Local Government Inquiry Certificate - including PlanSA Extract
SA Water
Land Tax
Emergency Services Levy Certificate
Check Search
Historical Search
Title and Valuation Package

(*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.



Product Register Search (CT 6258/550)
Date/Time 19/02/2024 01:42PM
Customer Reference 12 Greendale
Order ID 20240219006433

REAL PROPERTY ACT, 1886



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 6258 Folio 550

Parent Title(s) CT 5545/73
Creating Dealing(s) RTC 13589026
Title Issued 24/08/2021 Edition 2 Edition Issued 30/09/2021

Estate Type

FEE SIMPLE

Registered Proprietor

JAIME CLAIRE IREMONGER
JODIE LEE BILLINGER
OF 12 GREENDALE AVENUE MODBURY SA 5092
AS JOINT TENANTS

Description of Land

ALLOTMENT 5 DEPOSITED PLAN 127522
IN THE AREA NAMED MODBURY
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED M ON D127522 FOR DRAINAGE PURPOSES (RTC 13589026)

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED H ON D127522 (RTC 13589026)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED G ON D127522 (RTC 13589026)

Schedule of Dealings

Dealing Number	Description
13621231	MORTGAGE TO CREDIT UNION SA LTD. (ACN: 087 651 232)

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 6258/550	Reference No. 2544409
Registered Proprietors	J C*IREMONGER & ANR	Prepared 19/02/2024 13:42
Address of Property	12 GREENDALE AVENUE, MODBURY, SA 5092	
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

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

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 *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)
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
- [Note - Do not omit this item. The 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
**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 |
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18. *Landscape South Australia Act 2019*

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|-------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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

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|------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19.1 | Notice, order or demand for payment of land tax | 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. |
|------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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**

20. Local Government Act 1934 (repealed)

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|------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 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

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|------|--------------------------------------------------|---------------------------------------------------------------------------|
| 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**
- Golden Grove Neighbourhood - The Proponent (YAS Property & Development and Falkenburg Road Pty Ltd) is proposing to rezone land at Golden Grove to support a premium quality master-planned development with open space and new cycling and pedestrian connections. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- 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
Contact the Local Government Authority for other details that might apply
- 29.8 section 157 - Fire safety notice
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)*

Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

- 31.1 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
Refer to the Certificate of Title

included in another item)

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 DEWwaterlicensing@sa.gov.au.



CITY OF
TEA TREE GULLY
Naturally Better

Certificate No: **86135**
Receipt No: **343195**

Date: **20/02/2024**
Application No: **82903**

Burton Groves First National
1332 North East Road
TEA TREE GULLY SA 5091

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

Section 187 (1) of the Local Government Act

Assessment No: **1068834**
Valuer General No: **2810708413**
Property Description: **LOT: 5 DP: 127522 CT: 6258/550**
Property Address: **12 Greendale Avenue MODBURY 5092**
Owner: **J C Iremonger & J L Billinger**

Residential Land Use 2024		\$1,637.86
Regional Landscape Levy 2024		\$38.48
Overdue/Arrears		\$0.00
Interest/Rounding		\$0.00
Legal Costs		-\$0.04
Less Rebate		\$0.00
Less Payments Received		-\$1,257.30
General Debtors		
Total Amount Due	4th March 2024	\$419.00

Please Note:

Further fines & interest may be applied to overdue accounts.

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

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

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

Delegated Officer:



We accept settlement payment of council rates
BPay Biller Code: 787911 / Reference # 1068834

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: 20 February 2024

Certificate Number 86135

Receipt Number 343195

Assessment Number 1068834

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

www.teatreegully.sa.gov.au

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Burton Groves First National
1332 North East Road
TEA TREE GULLY SA 5091

Valuer General No: 2810708413

Property Description: LOT: 5 DP: 127522 CT: 6258/550

Property Address: 12 Greendale Avenue MODBURY 5092

Owner: J C Iremonger & J L Billinger

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)	03/11/2020 - Development Application APPROVAL 2019/117757 STAGE 2 (FINAL): Super Structure 14/09/2020 - Development Application APPROVAL 2019/117757 Stage 1 - Siteworks and Footings ONLY - 17/08/2020 - Development Application APPROVAL 2020/119481 Demolition of dwelling, verandah, garage and shed 09/07/2019 - Development Application APPROVAL 2019/117274 Land Division (1 into 5)

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

<p>Repealed Act Conditions</p> <p><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></p>	
<p>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)</p>	<p>Nil</p>
<p>Planning, Development and Infrastructure Act 2016</p>	
<p>Part 5 – Planning and Design Code</p>	
<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)</p>	<p>Refer PlanSA Extract</p>
<p>Is the land situated in a designated State Heritage place?</p>	<p>Refer PlanSA Extract</p>
<p>Is the land designated as a place of local heritage value?</p>	<p>Refer PlanSA Extract</p>
<p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p>	<p>Refer PlanSA Extract</p>
<p>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?</p>	<p>Refer to Property Interest Report Land Services SA</p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p>	<p>Refer PlanSA Extract</p>
<p>Part 2 – Items to be included if land affected</p>	
<p>Development Act 1993 (repealed)</p>	
<p>Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space</p>	<p>N/A</p>

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	Nil
Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	Nil
Section 71 – Fire Safety Notice	Nil
Section 84 – Enforcement Notice	Nil
Section 85(6), 85(10) or 106 – Enforcement Order	NIL
Part 11 Division 2 – Proceedings	Nil
Fire and Emergency Services Act 2005	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
Food Act 2001	
Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	Nil
Housing Improvement Act 1940 (repealed)	

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
Public and Environmental Health Act 1987 (repealed) <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>	
South Australian Public Health Act 2011	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Additional Information (City of Tea Tree Gully) <i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i>	
Miscellaneous	Nil
Easements	EASEMENT - PARTY WALL
CWMS	Nil

Particulars relating to Environment Protection

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

- (a) Commercial or industrial activity at the land; or
- (b) A change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)

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...20/02/2024.....



CITY OF
TEA TREE GULLY
Naturally Better

CITY OF TEA TREE GULLY 571 Montague Rd, Modbury SA 5092
T (08) 8397 7444 W cttg.sa.gov.au S fb.com/teatreegullycouncil ABN 69 488 562 969

DECISION NOTIFICATION FORM

Development Number: 070/117757/2019 & 070/114309/2017

Date of Lodgement: 12/09/2020

Lofty Building Group
497 North East Road
HILLCREST SA 5086

Location of Proposed Development:

1 Benton Court MODBURY 5092

Formal Property Title(s): LOT: 7 ALP: SEC: 838 DP: 9269 CT: 5545/73

Valuer General Number(s): 281070800*

Development Cost: \$600.00

Class(s): 1A, 10A

Nature of Proposed Development: STAGE 2 (FINAL): Super Structure

117757: Variation to Original Approval (Alterations to Dwellings) -

070/114309/2019 - Five x Two Storey Dwellings

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	CONDITIONS
Development Plan Consent	Granted (117757)	11/12/2019	4
	Granted (114309)	5/07/2019	6
Building Rules Consent <i>Refer to Private Certifier's Report(s)</i>	Granted (117757) Superseded (114309)	27/10/2020	1
DEVELOPMENT AUTHORISATION	APPROVED	03/11/2020	11

No work can commence on this development unless Development Authorisation has been granted. If one or more consents have been granted on this 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 Authorisation.

Signature of Administration Officer:

Planning Officer: Ms C Tully

Building Officer: Assessed by Private Certifier
Delegate(s) of the City of Tea Tree Gully

Date of Document: 3/11/2020

Development Number: 070/117757/2019 & 070/114309/2017

Date of Document: 3/11/2020

070/117757/2019:

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. 070/117757/2019 except where varied by any condition(s) listed below.
- (2) The plans and conditions in Planning Consent No. 070/114309/2017 must be fully complied with except where varied by the current application and conditions attached to it.
Reason: To ensure relevant conditions of previous consent which are still applicable are complied with.
- (3) Except where varied by the conditions listed below, the new or modified crossing place shall meet the minimum standard of design and construction as detailed on City of Tea Tree Gully drawings (as applicable):
 - 1/15/SD – ‘Concrete Vehicle Crossing Place’;
 - 2/15/SD – ‘Block Paved Vehicular Crossing Place’;
 - 40/15/SD – ‘Property Access Grades;’ and/or;
 - 45/15/SD – ‘Commercial Concrete Vehicular Crossing Place.’*Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.*
- (4) Where stormwater is to be discharged to the street gutter, the stormwater system installation shall meet the minimum requirements of City of Tea Tree Gully drawing:
 - 62/15/SD – ‘Stormwater Pipe Connection to Council Kerb and Gutter’.*Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.*

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) 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 before performing any works. (Contact "Dial Before you Dig" on telephone 1100 or their website www.dialbeforeyoudig.com.au).

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.

The applicant shall be responsible for all costs associated with:

- The construction, removal or repair of crossing places or stormwater pipes. This may include the repairs and 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.

BUILDING RULES CONSENT CONDITIONS

REFER TO PRIVATE CERTIFIER'S REPORT

MANDATORY NOTIFICATION

- (1) The **Conditions and Notes** listed here reference Sections and Clauses from the *Development Act 1993* (as amended), Regulations and Schedules from the *Development Regulations 2008* plus the Building Code of Australia (BCA) relevant Australian Standards (AS) and Minister's Specifications (current to date of consent).

The **Building Classification** is determined in accordance with Part A6 of the BCA:

- *Class 1a* is a dwelling or habitable part thereof,
 - *Class 1b* is a boarding house, guest house or the like,
 - *Class 10a* is a non-habitable building or part thereof (e.g. Garage, Carport, Verandah, Shed, etc.),
 - *Class 10b* is a structure that is not a building (e.g. Swimming Pool, Fence, Retaining wall, Deck, etc.), and
 - *Class 10c* is a private bushfire shelter.
- (2) A person(s) must not occupy a **Class 1a** building, as classified under the BCA, or an addition to a Class 1a building, that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A.
- (3) The person(s) proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give Council notice at stages prescribed in **Regulation 74**. If the building owner is giving notice, the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under Regulation 83AB.

- (4) For building work prescribed in Regulation 75, 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, as required by Section 60.
- (5) Where works of a value greater than or equal to \$12,000 are arranged, the licensed builder or building works contractor undertaking these works shall provide Council with the Certificate of Insurance (Builder's Indemnity Insurance) prior to the commencement of any work as per the requirements of regulation 21(2).
- (6) The owner and/or builder are advised that no portion of the building or structure (including footings, plumbing or the like) shall encroach the property boundary. It is recommended that a licensed land surveyor is engaged to survey the boundary to ensure that no part of the structure including the gutters will encroach onto the neighbouring property.
- (7) The owner and/or builder are advised that the location, design and capacity of the **stormwater** discharge at the property alignment should be approved by Council prior to site works commencing. The drainage system should be completed by the finish of construction of the building.
- (8) The owner and/or builder are advised that the required **rainwater tanks** to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected to the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be proprietary products and/or comply with the relevant Australian Standards.
- (9) It should be noted that a **retaining wall** less than 1000mm high is not deemed development under Schedule 3 and will not be assessed for structural adequacy despite details that may be included in the approved documents. The Owner should however take note that under the provisions of Section 60 and Regulation 75 the associated excavation/filling on a site may be deemed to be building work which affects the stability of adjoining land and requires notice to be served on the adjoining (affected) property owner.
- (10) The owner and/or builder are advised that **external walls** of Class 1 buildings, and any openings in that wall, must comply with Part 3.7.2.2 & Part 3.7.2.4 of the BCA if the wall is less than 900mm from an allotment boundary.
- (11) The owner and/or builder are advised that eaves (with roof coverings and soffit linings), flues, chimneys, pipes, domestic fuel tanks, heating and cooling appliances, pool equipment or any other similar services constructed between a dwelling and the property boundary shall be non-combustible construction and not built within 450mm of the allotment boundary in accordance with the provisions of the Part 3.7.2.7 of the BCA.
- (12) Precautions shall be taken to ensure the safety of the public during construction and demolition where relevant. As a minimum requirement, the site shall be provided with suitable fencing to restrict access by the general public to the work area.

Roadways and footpaths adjacent to the site shall be kept clean and free of dirt and debris at all times, and any damage occurring to Council roadways or footpaths as a result of the work shall be repaired to the satisfaction of Council, at the applicant's expense.

Precautions shall be taken to prevent dust, noise or other nuisance from affecting nearby properties. Building rubbish shall be suitably retained on the site and disposed of at regular intervals.

- (13) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (14) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (15) The building work contractor or, in the absence of a building work contractor, the building owner **must** notify Council of the following stages of building work:
- Commencement of building work;
 - Completion of steel reinforcement for footings;
 - Completion of wall and roof framing;
 - Completion of brickwork; and
 - Completion of building work.

Notifications **must be** provided in writing, in one of the following ways:

- Electronically through by email: buildinginspections@cttg.sa.gov.au, or via Council's website: <http://cttg.sa.gov.au/buildingnotifications>;
- By post – PO Box 571, MODBURY SA 5092;
- By fax – 8397 7400;
- By leaving a notice with a duly authorised officer of the Council.

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.

- (16) Regulation 83AB requires a written Statement of Compliance for Class 1a buildings to be completed by a licensed building work contractor (Part A) who has carried out the relevant work, or who was in charge of carrying out the relevant work. In the absence of a licensed building work contractor, a registered building work supervisor or a private certifier. The statement must also be signed by the owner of the subject property (Part B). The subject Statement of Compliance is attached.

ADDITIONAL INFORMATION

Builders are reminded of their obligation to ensure that **construction activity**—as defined in Schedule 1 of the *Local Nuisance and Litter Control Act 2016 (the Act)*—is undertaken between **7:00am and 7:00pm, Monday to Saturday**. No construction activity is permitted to be undertaken on any Sunday or Public Holiday.

The definition of construction activity includes—

- a. demolition work, site preparation work and building maintenance or repair work;
- b. the operation of vehicles within, or entering or leaving, a construction site; and
- c. any activities, at or within the immediate vicinity of a construction site of persons who perform work at the site, or work connected with work at the site.

Construction noise—defined in the Act as *noise from any construction activity*—is declared to constitute **Local Nuisance** for the purposes of Section 17(1)(e) of the Act where the construction noise is permitted to travel from the location of the construction activity to neighbouring premises outside of the abovementioned time(s).

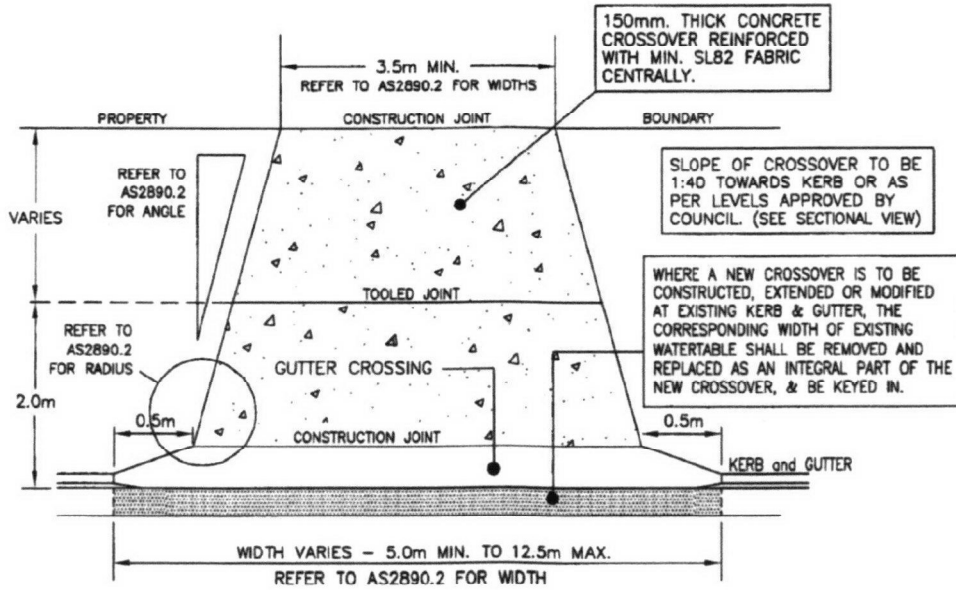
070/114309/2017:**DEVELOPMENT PLAN CONSENT CONDITIONS**

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/114309/2017 except where varied by any condition(s) listed below.
- (2) The entire structure must be finished in an unobtrusive, natural, earthy colour. The paintwork or pre-coloured steel finish must be maintained in good condition at all times. This condition must be complied with within two (2) months of the erection of the dwellings.
Reason: To preserve and enhance the amenity of the site and locality.
- (3) Free and unrestricted access must be available to both the designated carparking spaces and the vehicle access ways at all times.
Reason: To ensure useable access and appropriate off-street carparking is provided.
- (4) One Type 1 Stormwater Detention Tank(s) must be attached to each dwelling, with a minimum roof area connection of 80 square metres per dwelling. The tank(s) must be installed as part of the stormwater disposal system and be installed within two months of the erection of the respective 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 this condition is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.
- (5) The privacy screen to the southern side of the 'Res 1 balcony' as shown on the approved plans must be installed prior to the occupation of the dwelling, and must be fixed and maintained as an effective safety barrier thereafter.
Reason: To minimise overlooking into nearby properties.
- (6) Payment of the \$600 street tree removal fee must be made to Council prior to full Development Approval being granted.

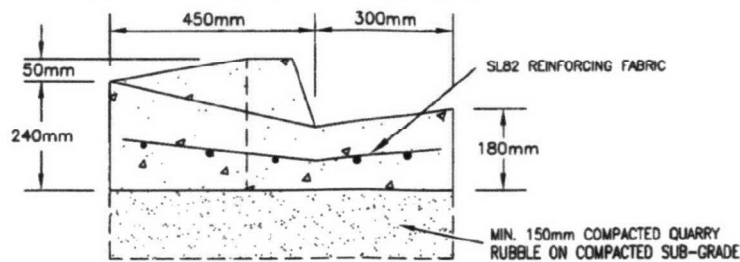
Note(s):

- (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) Please be advised that any fencing attached to a retaining wall where the combined height exceeds 2.1 metres will require Development Approval from Council by way of a separate application.

- (4) You are advised that under the *Fences Act 1975* you are legally required to give notice for the removal of a fence on the common boundary. Please refer to the *Fences Act 1975* for the correct procedural requirements.
- (5) Please be advised that your application involves work that may impact on the stability of neighbouring land. Pursuant to section 60 of the *Development Act 1993*, you are reminded of your obligations to:
 - 28 days before the building is commenced, caused to be served on the owner of the affected land a notice of 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 land or premises as that adjoining owner is authorised by the *Development Regulations 2008* to require.
- (6) Please be advised that Council will commence street tree planting(s) on the road verge adjacent the subject land in the first planting season following completion of the development. For any enquiries regarding this, please contact Council's Parks Operations Department on 8397 7444.
- (7) The removal of the street tree located on the Council verge adjacent to the subject site has been approved as part of this application. The fee paid to Council is to cover the cost of a new street tree (to be selected and planted by Council) and three (3) years maintenance costs to ensure establishment. Removal of the existing street tree is at the applicant/owner's cost.
- (8) 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.
- (9) This approval has been issued having regard to the approved property dimensions forming part of development application 070/117274/2019. To ensure compliant building setbacks are maintained and to avoid possible building encroachments, this application will need to be reassessed should the approved property boundary dimensions be altered.
- (10) 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**.
- (11) 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 1999* through Council's Civil Operations Department prior to any works being undertaken. Please find the relevant application form at **<http://cttg.sa.gov.au/drivewaysorstormwaters>**. 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.



PLAN OF VEHICLE CROSSOVER

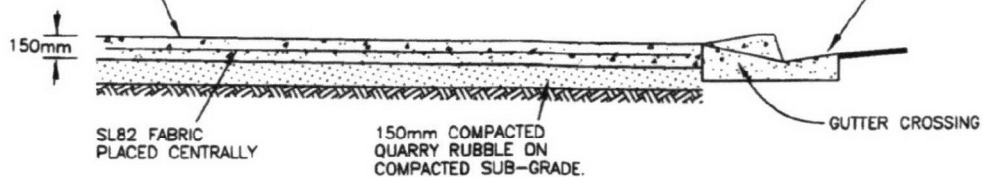


SECTIONAL DETAIL OF GUTTER CROSSING


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.

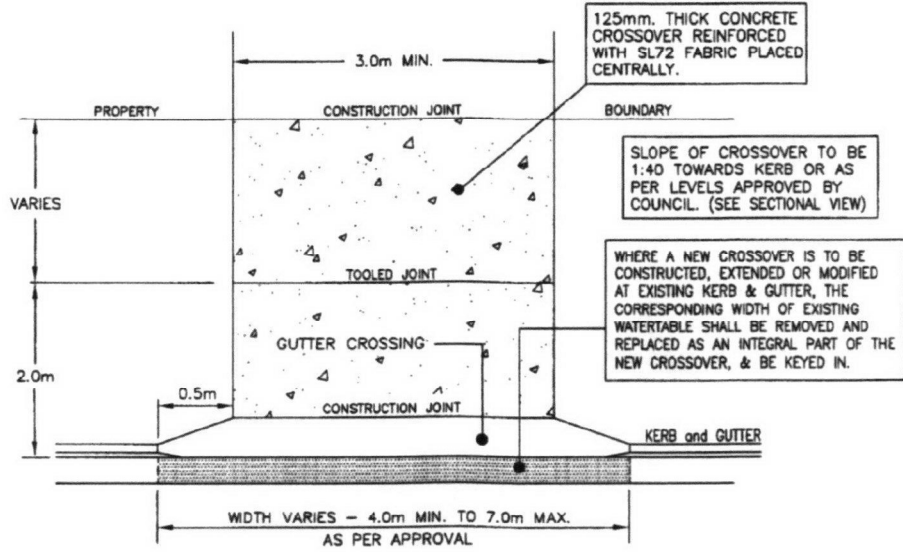


SECTIONAL VIEW OF VEHICLE CROSSOVER

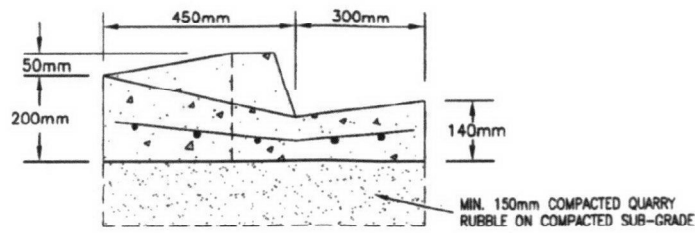
 CITY OF TEA TREE GULLY

COMMERCIAL CONCRETE
 VEHICULAR CROSSING PLACE

DRG. No.
 45/15/SD



PLAN OF VEHICLE CROSSOVER

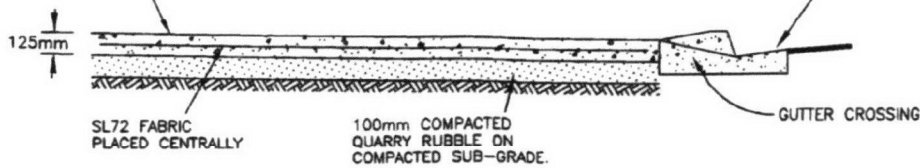


SECTIONAL DETAIL OF GUTTER CROSSING

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
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SECTIONAL VIEW OF VEHICLE CROSSOVER

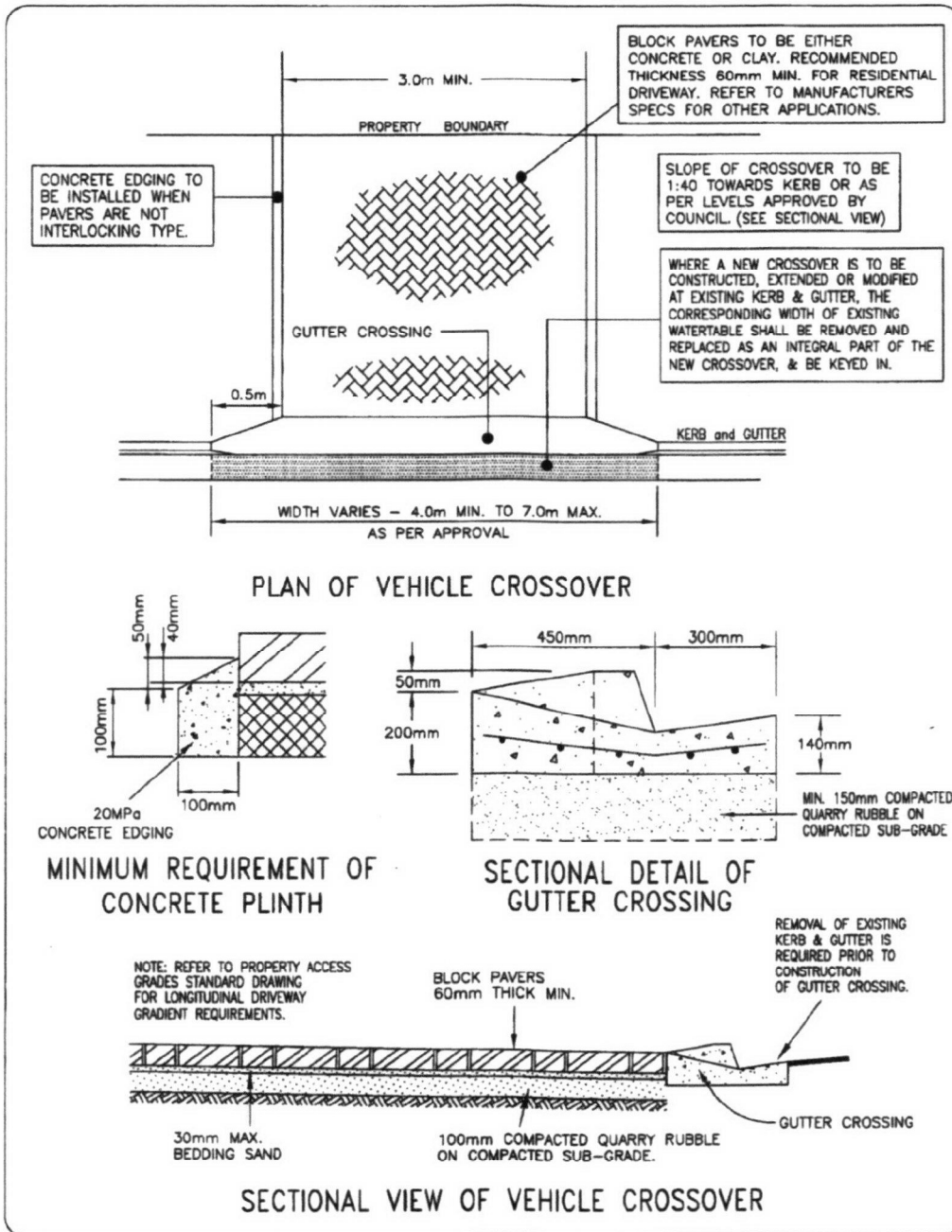


CITY OF TEA TREE GULLY

CONCRETE
 VEHICULAR CROSSING PLACE

DRG. No.

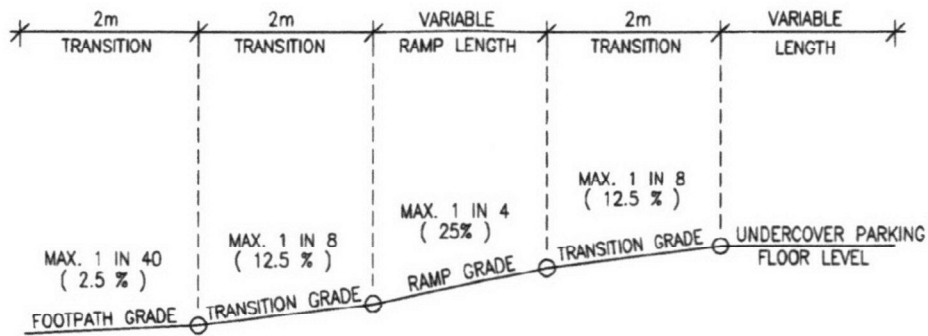
1/15/SD



CITY OF TEA TREE GULLY

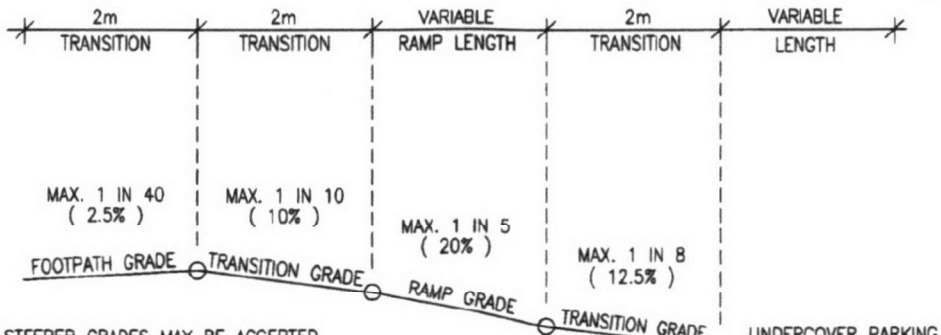
**BLOCK PAVED
 VEHICULAR CROSSING PLACE**

DRG. No.
2/15/SD



* 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

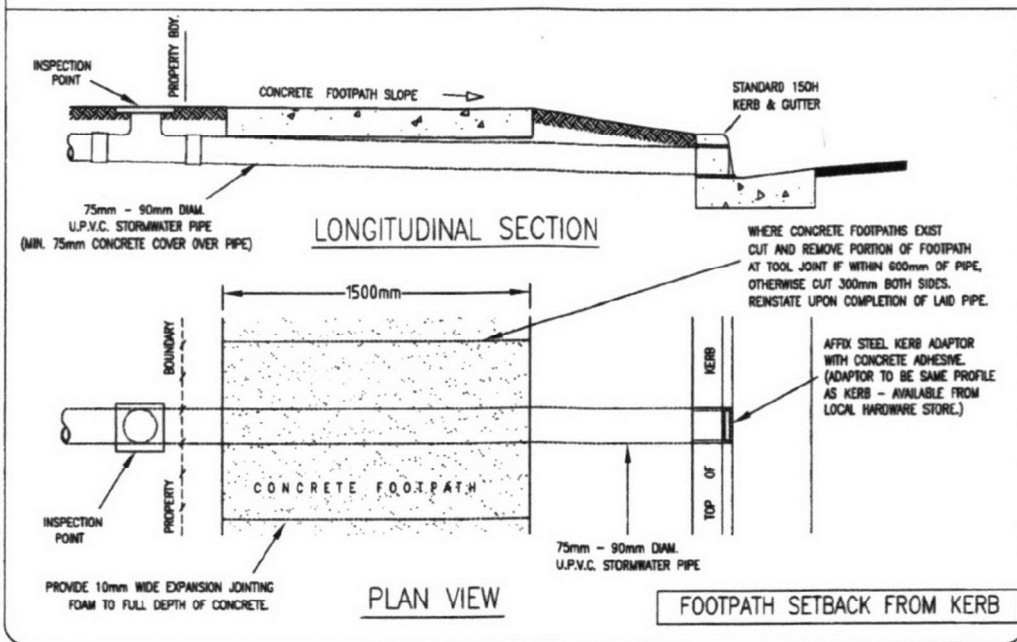
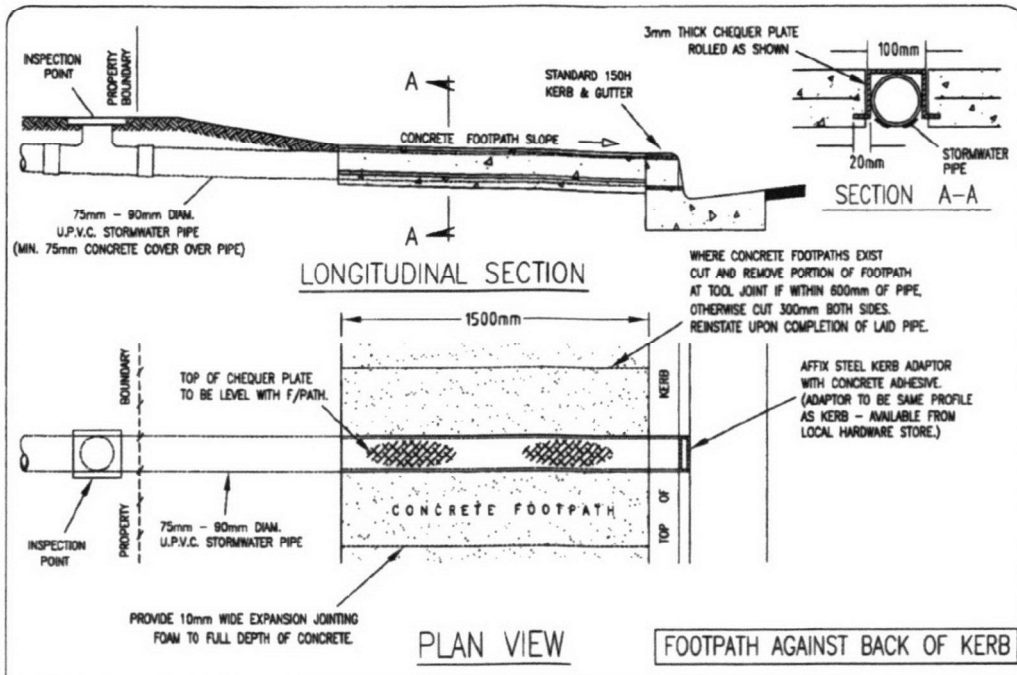


CITY OF TEA TREE GULLY

PROPERTY ACCESS GRADES

DRG. No.

40/15/SD



CITY OF TEA TREE GULLY

STORMWATER PIPE CONNECTION TO COUNCIL KERB & GUTTER

DRG. No.
62/15/SD

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 one (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

Notifications **must be** provided in writing, in one of the following ways:

- Electronically through by email: buildinginspections@cttg.sa.gov.au, or via Council's website: <http://cttg.sa.gov.au/buildingnotifications>;
- By post – PO Box 571, MODBURY SA 5092;
- By fax – 8397 7400;
- By leaving a notice with a duly authorised officer of the Council.

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.

IMPORTANT INFORMATION

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

Operative Life of Your Authorisation

This approval will lapse twelve (12) months after the date of the authorisations. In cases where an extension of time has been granted, the date will be the extended date. In cases where there has been a Court appeal, the date will be the finalisation of that appeal.

If the relevant development has been lawfully commenced by substantial works within that twelve (12) months, then the authorisation will remain valid for three (3) years from the relevant date in accordance with regulation 48 of the *Development Regulations 2008* ('the Regulations').

As a guide; for developments involving new residential dwellings, substantial commencement has been generally considered by the Court to consist of the pouring of the footings and slab.

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

Extension of Time

An application may be made to Council to extend the time for commencement and/or completion of the Development. A request must be made in writing to Council and accompanied by the prescribed fee in accordance with section 40(3) of the Act and regulation 48(2) of the Regulations.

Building Near Power-lines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity services and street mains. Failure to observe safe clearances to existing services while undertaking building work may render you liable for damages in accordance with Part 6 of the *Electricity Act 1996*.

Infrastructure Installation

You are advised to contact appropriate utility authorities (e.g. electricity, water, gas and telecommunication providers) regarding their requirements before construction commences.

Variations

If you wish to modify your development, or modify or remove any condition of approval, an application to vary your authorisation must be submitted to Council for assessment. For further information, contact the City Development department on 08 8397 7444.

Reserved Matters for Assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the Act, authorisation is not formally granted until each reserved matter has been addressed to the satisfaction of Council.

Your Right(s) of Appeal

You may have a right of appeal to the *Environment, Resources and Development (ERD) Court* ('the Court') against the outcome of a decision or conditions of approval. An appeal must be lodged within two (2) months from the date upon which you receive notice of the decision, or such longer period as the Court may allow in accordance with section 86(4) of the Act. Please contact the Court, *and not the Council*, for further information regarding the appeal process. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide. Telephone 08 8204 0300.

Category 3 Applications

A third party representor in a Category 3 development has a right to appeal against the outcome of Council's decision within fifteen (15) days of the date of that decision in accordance with section 38(14) of the Act. Accordingly, works should not commence in respect of a Category 3 development for at least fifteen (15) days following the date of decision. It is recommended that the applicant contact the Court fifteen (15) days after the decision to determine whether an appeal has been lodged by a third party. If there is an appeal, the authorisation should not be acted upon until that appeal is either determined or withdrawn.

Building Work Affecting Neighbouring Land

Where your development includes work that may impact the stability of adjoining land, section 60 of the Act requires that you do the following—

- 28 days prior to the commencement of works, serve upon the owner(s) of any affected land(s) 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(s) or premises, carry out such other building work in relation to the affected land(s) or premises as the adjoining owner is authorised by the Regulations to require.

The works for which notification is required are set out in regulation 75 of the Regulations. For further information, contact the City Development department on 08 8397 7444.

KBS

Consultants

KBS Consultants
 Building Certifiers
 Building Surveyors
 59 Hughes Street
 Unley, South Australia 5061
 T (08) 8274 1500
 F (08) 8271 5071
 E admin@kbsconsultants.com.au
 kbsconsultants.com.au
 ABN 62 128 779 924

DECISION NOTIFICATION FORM

For Development Application

Registered 07 Sep 2020

Development Number 070-117757-2019 &
070-114309-2017

KBS Job Number 20200274

To: **Lofty Building Group Pty Ltd**
497 North East Rd
HILLCREST SA 5086

Location of Proposed Development

Lot 7 (No 1) Benton Crt, Modbury

Nature of Proposed Development

Variations to Original Approval 070/114309/2019 - Five x Two Storey Dwellings -
STAGED APPROVAL: Stage 2: Super Structure - FINAL

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	—	—
Building Rules Consent	27 Oct 2020	1
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: 27 Oct 2020

 Sheets Attached

Signed:


 Private Certifier

Neil Kirkham PC043

kbsconsultants.com.au

BUILDING RULES CONSENT CONDITIONS AND NOTES

Proposed Building Work	Variations to Original Approval 070/114309/2019 - Five x Two Storey Dwellings –: STAGED APPROVAL: Stage 2: Super Structure – FINAL
Site Address	Lot 7 (No 1) Benton Crt, Modbury
Applicant	Lofty Building Group Pty Ltd
Classification	1A Dwelling & 10A Garage, Alfresco, Balcony

Conditions 1

1. If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a Housing Indemnity Insurance certificate in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.

Notes

- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- 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 KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Development Act (and Regulations), and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Act.



Neil Kirkham PC043
Registered Private Certifier
Date of Decision: 27 Oct 2020





Consultants

KBS Consultants
 Building Certifiers
 Building Surveyors
 59 Hughes Street
 Unley, South Australia 5061
 T (08) 8274 1500
 F (08) 8271 5071
 E admin@kbsconsultants.com.au
 kbsconsultants.com.au
 ABN 62 128 779 924

SECTION 93(1)(B) NOTIFICATION

**TO: City of Tea Tree Gully
 571 Montague Road
 MODBURY S A 5092**

Pursuant to section 93(1)(b) of the Development Act 1993 you are advised that Building Rules Consent has been granted to the proposed development work.

The following attachments are for your attention:

- A copy of the **Decision Notification forms**
- A receipt of payment for Industry Training Levy
- Copies of the documentation endorsed including the relevant – architectural drawings, engineers reports and documentation, specifications, energy efficiency report, framing plans and truss calculations
- A statement of compliance (if applicable) has been forwarded to the applicant.

CERTIFICATE OF CONSISTENCY (SCHEDULE 22A)

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to Regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent issued on **27 Oct 2020** for **Variations to Original Approval 070/114309/2019 - Five x Two Storey Dwellings - STAGED APPROVAL: Stage 2: Super Structure - FINAL at Lot 7 (No 1) Benton Crt, Modbury** is consistent with the following development authorisation (including any conditions and notes) giving development plan consent **Dev. No. 070-117757-2019 & 070-114309-2017** issued by **City of Tea Tree Gully** subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

Table of variations to meet regulatory requirements—pursuant to section 93(2) of the *Development Act 1993*

Item	Legislation/Regulation/Code	Reason for variation
NIL		

Neil Kirkham PC043
 Registered Private Certifier

27 Oct 2020

20200274





CITY OF
TEA TREE GULLY
Naturally Better

CITY OF TEA TREE GULLY 571 Montague Rd, Modbury SA 5092
T (08) 8397 7444 W cttg.sa.gov.au S fb.com/teatreegullycouncil ABN 69 488 562 969

DECISION NOTIFICATION FORM

Development Number: 070/119481/2020

Date of Lodgement: 10/08/2020

Tar Partners Pty Ltd
C / - Andrew Butcher Project Management
PO Box 548
MODBURY SA 5092

Location of Proposed Development:

1 Benton Court MODBURY 5092

Formal Property Title(s): LOT: 7 ALP: SEC: 838 DP: 9269 CT: 5545/73

Valuer General Number(s): 281070800*

Development Cost: \$10,000.00

Class(s): 1A, 10A

Nature of Proposed Development: Demolition of dwelling, verandah, garage and shed

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	CONDITIONS
Development Plan Consent	Not Required		
Building Rules Consent	Granted	14/08/2020	1
DEVELOPMENT AUTHORISATION	APPROVED	17/08/2020	1

No work can commence on this development unless Development Authorisation has been granted. If one or more consents have been granted on this 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 Authorisation.

Signature of Administration Officer:

Building Officer: Mr A Giesecke
Delegate(s) of the City of Tea Tree Gully

Date of Document: 17/08/2020

Development Number: 070/119481/2020

Date of Document: 17/08/2020

BUILDING RULES CONSENT CONDITIONS

- (1) The building (or structure) shall be demolished in accordance with AS 2601 so that the risk of injury to the public and site personnel and the risk of damage to adjacent buildings are minimised and also ensuring the following:
- A. A water supply is available for minimising dust.
 - B. No burning of demolished materials is permitted.
 - C. The site will be provided with suitable fencing to restrict access by general public to the work site.
 - D. Any asbestos encountered shall be removed in accordance with the provisions of Occupational Health & Safety and the requirements of the Safework SA and shall be disposed to a licensed waste depot. (SAFEWORK SA – 1300 365 255)

This approval does not include approval for the disconnection of any services to the existing building and it is recommended that you contact the relevant utility for advice before the commencement of work.

Reason: To ensure adequate safety measures are carried out during the demolition.

Note(s):

- (1) The **Conditions and Notes** listed here reference Sections and Clauses from the *Development Act 1993* (as amended), Regulations and Schedules from the *Development Regulations 2008* plus the Building Code of Australia (BCA) relevant Australian Standards (AS) and Minister's Specifications (current to date of consent).

The **Building Classification** is determined in accordance with Part A6 of the BCA:

- *Class 1a* is a dwelling or habitable part thereof,
- *Class 1b* is a boarding house, guest house or the like,
- *Class 10a* is a non-habitable building or part thereof (e.g. Garage, Carport, Verandah, Shed, etc.),
- *Class 10b* is a structure that is not a building (e.g. Swimming Pool, Fence, Retaining wall, Deck, etc.), and
- *Class 10c* is a private bushfire shelter.

- (2) A person(s) must not occupy a **Class 1a** building, as classified under the BCA, or an addition to a Class 1a building, that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A.
- (3) The person(s) proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give Council notice at stages prescribed in **Regulation 74**. If the building owner is giving notice, the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under Regulation 83AB.
- (4) For building work prescribed in Regulation 75, 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, as required by Section 60.

- (5) Where works of a value greater than or equal to \$12,000 are arranged, the licensed builder or building works contractor undertaking these works shall provide Council with the Certificate of Insurance (Builder's Indemnity Insurance) prior to the commencement of any work as per the requirements of regulation 21(2).
- (6) The owner and/or builder are advised that no portion of the building or structure (including footings, plumbing or the like) shall encroach the property boundary. It is recommended that a licensed land surveyor is engaged to survey the boundary to ensure that no part of the structure including the gutters will encroach onto the neighbouring property.
- (7) The owner and/or builder are advised that the location, design and capacity of the **stormwater** discharge at the property alignment should be approved by Council prior to site works commencing. The drainage system should be completed by the finish of construction of the building.
- (8) The owner and/or builder are advised that the required **rainwater tanks** to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected to the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be proprietary products and/or comply with the relevant Australian Standards.
- (9) It should be noted that a **retaining wall** less than 1000mm high is not deemed development under Schedule 3 and will not be assessed for structural adequacy despite details that may be included in the approved documents. The Owner should however take note that under the provisions of Section 60 and Regulation 75 the associated excavation/filling on a site may be deemed to be building work which affects the stability of adjoining land and requires notice to be served on the adjoining (affected) property owner.
- (10) The owner and/or builder are advised that **external walls** of Class 1 buildings, and any openings in that wall, must comply with Part 3.7.2.2 & Part 3.7.2.4 of the BCA if the wall is less than 900mm from an allotment boundary.
- (11) The owner and/or builder are advised that eaves (with roof coverings and soffit linings), flues, chimneys, pipes, domestic fuel tanks, heating and cooling appliances, pool equipment or any other similar services constructed between a dwelling and the property boundary shall be non-combustible construction and not built within 450mm of the allotment boundary in accordance with the provisions of the Part 3.7.2.7 of the BCA.
- (12) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (13) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.

- (14) Precautions shall be taken to ensure the safety of the public during construction and demolition where relevant. As a minimum requirement, the site shall be provided with suitable fencing to restrict access by the general public to the work area.

Roadways and footpaths adjacent to the site shall be kept clean and free of dirt and debris at all times, and any damage occurring to Council roadways or footpaths as a result of the work shall be repaired to the satisfaction of Council, at the applicant's expense.

Precautions shall be taken to prevent dust, noise or other nuisance from affecting nearby properties.

Building rubbish shall be suitably retained on the site and disposed of at regular intervals.

- (15) This approval in no way constitutes an approval to undertake a *tree-damaging activity* as defined in section 4 of the *Development Act 1993*.

A separate development approval from Council is required before any tree damaging activity can occur. *Tree damaging activity* means:

- The killing or destruction of a regulated/significant tree; or
- The removal of a regulated/significant tree; or
- The severing of branches, limbs, stems or trunk of a regulated/significant tree; or
- The ringbarking, topping or lopping of a regulated/significant tree; or
- Any other substantial damage to a regulated/significant tree including severing or damaging any roots; and
- Any other act or activity that causes any of the above to occur.

In relation to any street trees adjacent to the proposed development you are advised that no street tree can be pruned or removed without Council approval.

For further information in relation to trees, please contact Council's Customer Service Centre on 8397 7444.

- (16) Where there are any Council owned General, Recycling or Green Waste bins on the property, you must advise Council a minimum of one (1) week prior to the commencement of demolition work to enable collection of these bins. Contact 08 8397 7444 or customerservice@cttg.sa.gov.au to organise. **Charges may apply for replacement bins.**

ADDITIONAL INFORMATION

Builders are reminded of their obligation to ensure that **construction activity**—as defined in Schedule 1 of the *Local Nuisance and Litter Control Act 2016 (the Act)*—is undertaken between **7:00am and 7:00pm, Monday to Saturday**. No construction activity is permitted to be undertaken on any Sunday or Public Holiday.

The definition of construction activity includes—

- a. demolition work, site preparation work and building maintenance or repair work;
- b. the operation of vehicles within, or entering or leaving, a construction site; and
- c. any activities, at or within the immediate vicinity of a construction site of persons who perform work at the site, or work connected with work at the site.

Construction noise—defined in the Act as *noise from any construction activity*—is declared to constitute **Local Nuisance** for the purposes of Section 17(1)(e) of the Act where the construction noise is permitted to travel from the location of the construction activity to neighbouring premises outside of the abovementioned time(s).

IMPORTANT INFORMATION

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

Operative Life of Your Authorisation

This approval will lapse twelve (12) months after the date of the authorisations. In cases where an extension of time has been granted, the date will be the extended date. In cases where there has been a Court appeal, the date will be the finalisation of that appeal.

If the relevant development has been lawfully commenced by substantial works within that twelve (12) months, then the authorisation will remain valid for three (3) years from the relevant date in accordance with regulation 48 of the *Development Regulations 2008* ('the Regulations').

As a guide; for developments involving new residential dwellings, substantial commencement has been generally considered by the Court to consist of the pouring of the footings and slab.

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

Extension of Time

An application may be made to Council to extend the time for commencement and/or completion of the Development. A request must be made in writing to Council and accompanied by the prescribed fee in accordance with section 40(3) of the Act and regulation 48(2) of the Regulations.

Building Near Power-lines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity services and street mains. Failure to observe safe clearances to existing services while undertaking building work may render you liable for damages in accordance with Part 6 of the *Electricity Act 1996*.

Infrastructure Installation

You are advised to contact appropriate utility authorities (e.g. electricity, water, gas and telecommunication providers) regarding their requirements before construction commences.

Variations

If you wish to modify your development, or modify or remove any condition of approval, an application to vary your authorisation must be submitted to Council for assessment. For further information, contact the City Development department on 08 8397 7444.

Your Right(s) of Appeal

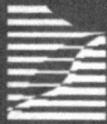
You may have a right of appeal to the *Environment, Resources and Development (ERD) Court* ('the Court') against the outcome of a decision or conditions of approval. An appeal must be lodged within two (2) months from the date upon which you receive notice of the decision, or such longer period as the Court may allow in accordance with section 86(4) of the Act. Please contact the Court, *and not the Council*, for further information regarding the appeal process. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide. Telephone 08 8204 0300.

Building Work Affecting Neighbouring Land

Where your development includes work that may impact the stability of adjoining land, section 60 of the Act requires that you do the following—

- 28 days prior to the commencement of works, serve upon the owner(s) of any affected land(s) 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(s) or premises, carry out such other building work in relation to the affected land(s) or premises as the adjoining owner is authorised by the Regulations to require.

The works for which notification is required are set out in regulation 75 of the Regulations. For further information, contact the City Development department on 08 8397 7444.



CITY OF
TEA TREE GULLY
Naturally Better

CITY OF TEA TREE GULLY 571 Montague Rd, Modbury SA 5092
T (08) 8397 7444 W cttg.sa.gov.au S fb.com/teatreegullycouncil ABN 69 488 562 969

DECISION NOTIFICATION FORM

Development Number: 070/D068/19
070/117274/2019

Date of Lodgement: 08/06/2019

Mr J L Zhou
C/-Cavallo Forest & Associates
9 George Street
HINDMARSH SA 5007

Location of Proposed Development:

1 Benton Court MODBURY 5092

Formal Property Title(s): LOT: 7 ALP: SEC: 838 DP: 9269 CT: 5545/73

Nature of Proposed Development: Land Division (1 into 5)

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	CONDITIONS
Development Plan Consent	Granted	05/07/2019	1
Land Division	Granted	05/07/2019	5
Land Division (Community)			
Building Rules Consent	Not Required		
DEVELOPMENT AUTHORISATION	APPROVED	09/07/2019	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 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: Ms C C Tully

Delegate(s) of the City of Tea Tree Gully

Date of Document: 9/07/2019

070/D068/19**Development Number: 070/117274/2019**

Date of Document: 9/07/2019

DEVELOPMENT PLAN CONSENT CONDITIONS

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/D068/19 (117274) except where varied by any condition(s) listed below.

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) 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**.

LAND DIVISION CONSENT CONDITIONS

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

Council Requirements

- (1) A final certified survey plan shall be lodged with Council prior to final clearance of the land division.
- (2) All existing structures and deleterious material shall be cleared from the land 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) With regards to Condition 2 of 'Council's Requirements', you may wish to provide Council with photographic evidence confirming compliance with this condition. This should assist Council with expediting final clearance of the land division.
- (2) The applicant is reminded that the proposed new easement(s) for drainage purposes shown as J, K, L and M on the approved plan have been reviewed and endorsed as private easements only to ensure all allotments can appropriately drain to the kerb. The final plan documentation must be prepared to show rights between the new allotments, and not as a service easement to Council.

Development Assessment Commission Requirements

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

An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non standard.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been 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 \$29,012 into the Planning and Development Fund (4 allotment(s) @ \$7,253/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 Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders 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 State Commission Assessment Panel for Land Division Certificate purposes.

IMPORTANT INFORMATION

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

Requirements for Section 51 Clearance

A certificate under section 51 of the *Development Act 1993* ('the Act') 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 the conditions imposed pursuant to section 33(1)(c) or (d) of the Act have been satisfied, or the applicant has—as permitted by the *Development Regulations 2008* ('the Regulations')—entered into a binding agreement supported by adequate security to satisfy one or more of the conditions.

Operative Life of Your Consent

This land division consent will lapse twelve (12) months after the date of the consent. In cases where an extension of time has been granted, the date will be the extended date. In cases where there has been a Court appeal, the date will be the finalisation of that appeal. An application for a certificate under section 51 of the Act must be lodged with the Development Assessment Commission prior to the expiration of this consent in accordance with regulation 48(1)(ii) of the Regulations.

Where the authorisation is for a variation to an earlier authorisation, the lifespan of that authorisation will be calculated from the date of the earlier authorisation, unless otherwise approved by Council in accordance with section 39(7)(d) of the Act.

Extension of Time

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 in accordance with section 40(3) of the Act and regulation 48(2) of the Regulations.

Lapse of Certificate

A certificate issued under section 51 of the Act will lapse unless it is lodged with the Registrar-General under the *Real Property Act 1886* within twelve (12) months after it is issued. An extension of time may be granted by the Development Assessment Commission pursuant to section 51(6) of the Act and regulation 60(8) of the Regulations.

Further Building Work Relating to a Land Division

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

Infrastructure Installation

You are advised to contact appropriate utility authorities (e.g. electricity, water, gas and telecommunication providers) regarding their requirements before construction commences.

Variations

If you wish to modify your development, or modify or remove any condition of approval, an application to vary your authorisation must be submitted to Council for assessment. For further information, contact the City Development department on 08 8397 7444.

Reserved Matters for Assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the Act, authorisation is not formally granted until each reserved matter has been addressed to the satisfaction of Council.



Data Extract for Section 7 search purposes

Valuation ID 2810708413

Data Extract Date: 20/02/2024

Parcel ID: D127522 A5

Certificate Title: CT6258/550

Property Address: 12 GREENDALE AV MODBURY SA 5092

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Building Indemnity Insurance Certificate of Insurance

Policy Number 600071404BWI-240

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



TAR PARTNERS PTY LTD ATF
PO BOX 157
KENT TOWN DC 5071

Name of Intermediary
AON / HIA INS. SVCS. P/L SA
PO BOX 131
WELLAND SA 5007

Account Number
60BWAON00
Date Issued
24/09/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 5,1 BENTON COURT MODBURY SA 5092
Carried Out By	BUILDER LOFTY BUILDING GROUP PTY LTD ABN: 82 159 090 678
Declared Contract Price	\$215,908.00
Contract Date	06/07/2020
Builders Registration No.	UBLD271885
Building Owner / Beneficiary	TAR PARTNERS PTY LTD ATF TAR PARTNERS TRUST

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

QM1824-1207



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
28 10708 41 3	CT6258550	20/2/2024	7922	2544409

BURTON GROVES & WELSH PTY LTD
 PO BOX 200
 ST AGNES SA 5097
 mail@burtongroves.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: J L BILLINGER & J C IREMONGE
 Location: 12 GREENDALE AV MODBURY LT5 D127522
 Description: 4HDCPALF Capital \$ 530 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/10/2021	Water rates	: 222.60
Sewer main available:	1/10/2021	Sewer rates	: 244.08
		Water use	: 102.56
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 569.24CR
		Balance outstanding	: 0.00

Degree of concession: 00.00%
 Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 74.20 Sewer: 81.36 Bill: 3/4/2024

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

The last Water Use Year ended on 06/06/2023.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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



South Australian Water Corporation

Name: J L BILLINGER & J C IREMONGE Water & Sewer Account Acct. No.: 28 10708 41 3 Amount: _____

Address:
12 GREENDALE AV MODBURY LT5
D127522

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2810708413



Bill code: 8888
Ref: 2810708413

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: 2810708413



Government of
South Australia

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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: 2544409

DATE OF ISSUE

20/02/2024

FIRST NATIONAL REAL ESTATE
BURTON GROVES
POST OFFICE BOX 200
ST AGNES SA 5097

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME		FINANCIAL YEAR	
J IREMONGER & J BILLINGER		2023-2024	
PROPERTY DESCRIPTION			
12 GREENDALE AV / MODBURY SA 5092			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
2810708413	CT 6258/550	\$172,000.00	0.0122 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 0.00		

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 20/05/2024



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

No payment is required on this Certificate

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



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: 2544409

FIRST NATIONAL REAL ESTATE
BURTON GROVES
POST OFFICE BOX 200
ST AGNES SA 5097

DATE OF ISSUE

20/02/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
18999959	J IREMONGER & J BILLINGER			
PROPERTY DESCRIPTION				
12 GREENDALE AV / MODBURY SA 5092				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
(A "+" indicates multiple titles)				
2810708413	CT 6258/550	\$530,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	214.50
FINANCIAL YEAR		- REMISSION	\$	134.40
2023-2024		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-130.10
		= AMOUNT PAYABLE	\$	0.00

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 20/05/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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



Product
Date/Time
Customer Reference
Order ID

Check Search
19/02/2024 01:42PM
12 Greendale
20240219006433

Certificate of Title

Title Reference: CT 6258/550

Status: CURRENT

Edition: 2

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product Historical Search
Date/Time 19/02/2024 01:42PM
Customer Reference 12 Greendale
Order ID 20240219006433

Certificate of Title

Title Reference: CT 6258/550
Status: CURRENT
Parent Title(s): CT 5545/73
Dealing(s) Creating Title: RTC 13589026
Title Issued: 24/08/2021
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/09/2021	30/09/2021	13621231	MORTGAGE	REGISTERED	CREDIT UNION SA LTD. (ACN: 087 651 232)
27/09/2021	30/09/2021	13621230	TRANSFER	REGISTERED	JAIME CLAIRE IREMONGER, JODIE LEE BILLINGER
27/09/2021	30/09/2021	13621229	DISCHARGE OF MORTGAGE	REGISTERED	13424287
08/12/2020	11/12/2020	13424287	MORTGAGE	REGISTERED	POLICE CREDIT UNION LTD. (ACN: 087 651 205)



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
19/02/2024 01:42PM
12 Greendale
20240219006433

Certificate of Title

Title Reference CT 6258/550
Status CURRENT
Easement YES
Owner Number 18999959
Address for Notices 12 GREENDALE AV MODBURY, SA 5092
Area 122m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JAIME CLAIRE IREMONGER
JODIE LEE BILLINGER
OF 12 GREENDALE AVENUE MODBURY SA 5092
AS JOINT TENANTS

Description of Land

ALLOTMENT 5 DEPOSITED PLAN 127522
IN THE AREA NAMED MODBURY
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 13621230
Dealing Date 27/09/2021
Sale Price \$453,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13621231	CREDIT UNION SA LTD. (ACN: 087 651 232)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2810708413	CURRENT	12 GREENDALE AVENUE, MODBURY, SA 5092

Notations



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
19/02/2024 01:42PM
12 Greendale
20240219006433

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 2810708413
Type Site & Capital Value
Date of Valuation 01/01/2023
Status CURRENT
Operative From 01/07/2022
Property Location 12 GREENDALE AVENUE, MODBURY, SA 5092
Local Government TEA TREE GULLY
Owner Names JAIME CLAIRE IREMONGER
JODIE LEE BILLINGER
Owner Number 18999959
Address for Notices 12 GREENDALE AV MODBURY, SA 5092
Zone / Subzone HDN - Housing Diversity Neighbourhood
Water Available Yes
Sewer Available Yes
Land Use 1230 - Row House
Description 4HDCPALF
Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
D127522 ALLOTMENT 5	CT 6258/550

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$172,000	\$530,000			



Product Title and Valuation Package
Date/Time 19/02/2024 01:42PM
Customer Reference 12 Greendale
Order ID 20240219006433

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$132,000	\$440,000			

Building Details

Valuation Number 2810708413
Building Style Two Storey Cottage/Townhouse
Year Built 2021
Building Condition Very Good
Wall Construction Cement Sheet; Weatherbrd; Log
Roof Construction Colourbond
Equivalent Main Area 123 sqm
Number of Main Rooms 4

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