

Certificate No: S73401/2024

LOCAL GOVERNMENT RATES SEARCH

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

20 September 2024

DETAILS OF PROPERTY REFERRED TO:

Property ID : 17493
 Valuer General No : 1395218075
 Valuation : \$1,050,000.00
 Owner : Mr Chad Timothy Freak & Ms Emily Brooke Frahn
 Property Address : 48 Old Willunga Hill Road WILLUNGA SA 5172
 Volume/Folio : CT-5767/897
 Lot/Plan No : Allotment 395 Sec 701 FP 164218
 Ward : 06 Southern Vales Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges	\$0.00
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$0.00

Rates for the current 2024-2025 Financial Year applicable from 01 July 2024:

Total Rates Levied 2024-2025	\$3,479.58
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If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$0.00
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year Overpayment	-\$869.58
	\$0.00
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
Balance - rates and other monies due and payable	\$2,610.00
Property Related Debts	\$0.00
BPAY Biller Code: 421503	
Ref: 1483890174935	
TOTAL BALANCE	\$2,610.00

AUTHORISED OFFICER
Carol Pilkington

This statement is made the 20 September 2024

City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168



Certificate No: S73401/2024

Telephone (08) 8384 0666

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: Eckermann Vendor Statements
 PO Box 191
 CAMPBELLTOWN SA 5074

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	28924
VALUER GENERAL NO	:	1395218075
VALUATION	:	\$1,050,000.00
OWNER	:	Mr Chad Timothy Freak & Ms Emily Brooke Frahn
PROPERTY ADDRESS	:	48 Old Willunga Hill Road WILLUNGA SA 5172
VOLUME/FOLIO	:	CT-5767/897
LOT/PLAN NUMBER	:	Allotment 395 Sec 701 FP 164218
WARD	:	06 Southern Vales Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation NO

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation NO

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Hills Face (HF)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Aircraft Landing Area)

The Airport Building Heights (Aircraft Landing Area) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

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.

Character Preservation District (Not In Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

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.

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a designated State Heritage Place/Area? NO

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>

This property has been recommended to be listed as local heritage listed place.

To formalise the listing, council has now initiated a Code Amendment process and, as part of this process, property owners will be contacted again during the Code Amendment community consultation phase. During this consultation, the owners will be provided an opportunity to support or raise any concerns with the proposed listing. Community consultation is expected to occur in early 2023.

Please contact Divya Bali Dogra on 8384 0552 or email divya.balidogra@onkaparinga.sa.gov.au if you wish to discuss any issues associated with the listing.

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?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

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/>

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?

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

Section 127

Condition (that continues to apply) of a development authorisation YES

Application ID: 21021005

Development Description: Agricultural Building to store vehicles, tractors and tools and to undertake 'hobby farm' work - including 204sqm verandah cover (in Pale Eucalypt) over 4 shipping containers (in dark green)

Site Address: 48 OLD WILLUNGA HILL RD WILLUNGA SA 5172

Development Authorisation: Planning Consent

Date of authorisation: 3 November 2021

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).

Condition 2

External building materials shall be colour coated or painted within 3 months of erection. Materials and colours shall be 'Pale Eucalypt' verandah and 'dark green' containers and be of low light reflective nature to the satisfaction of Council.

Condition 3

The building approved herein shall only be used for the purposes of hobby farm related work (not paid work), along with the storage of vehicles, tractors and tools, and any alternative land use will require the approval of Council.

Condition 4

The vegetation buffer/s as defined on the approved plan adjacent the northern and western side of the structure shall be retained with the existing plant species and shall be maintained in good health with diseased or dying plants to be replaced, to the reasonable satisfaction of Council.

Condition 5

During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Development Authorisation: Building Consent

Date of authorisation: 24 November 2021

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

All water flowing from the roof of roofs of the building, shall be disposed of from the subject site to the Council drainage system in a manner which meets the requirements of the Building Code of Australia for the building approved as part of this consent to avoid:(a) external moisture or water into the building;(b) affecting the stability of the building;(c) creating an unhealthy or dangerous condition; and(d) running onto or over land of an adjoining land or building. Stormwater shall be diverted away from the building, shall not be permitted to run onto adjoining land, except for stormwater following the existing drainage pattern of rainwater naturally falling on the allotment.

Condition 2

The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.

Condition 3

The structure has been classified as a Class 10a non-habitable outbuilding as defined by the Building Code of Australia and must not be used for human habitation.

Condition 4

The proposed structure shall not be enclosed at any time without the prior consent of Council.

Associated Building Indemnity Insurance

Building Work: Agricultural Storage Building

Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 24 November 2021

Name of relevant authority that granted authorisation: City of Onkaparinga

Application ID: 22006257

Development Description: Construction of a building to be used for tourist accommodation and change of use of existing single-storey cottage to be used for tourist accommodation

Site Address: 48 OLD WILLUNGA HILL RD WILLUNGA SA 5172

Development Authorisation: Planning Consent

Date of authorisation: 19 July 2022

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

All development shall be completed and maintained in accordance with the plans and documents submitted with and forming part of the development application except where varied by the following conditions.

Condition 2

The buildings approved herein shall only be used for the purposes of tourist accommodation, and any alternative land use will require the approval of council or the relevant planning authority.

Condition 3

During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Condition 4

There is to be no detrimental effect on the amenity of the locality by reason of the creation of excessive noise, lighting, nuisance or other emissions, to the reasonable satisfaction of council.

Condition 5

All wastewater from the premises must be discharged to an onsite wastewater system that complies with the provisions of the South Australian Public Health Act 2011.

Condition 6

That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to: Prevent silt run-off from the land to adjoining properties, roads and drains. Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site. Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure. Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Condition 7

Internal driveways/tracks shall be finished in a natural colour/material to reduce any visual impact, to the satisfaction of council.

Condition 8

That the landscaping as detailed in plan titled 'Landscaping Plan New BnB' as prepared by Earthship Eco Homes as dated 28 April 2022, Revision E, shall be established in the first planting season after the occupation of the new building herein granted consent, and shall be maintained in good condition at all times. Any seriously diseased, dying or dead vegetation shall be promptly replaced to the reasonable satisfaction of council.

Condition 9

ACCESS TO HABITABLE BUILDING 'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective use, operation and evacuation for firefighting and emergency personnel and evacuation of residents, occupants and visitors where required. These requirements apply when the furthest point of the building is more than 60m from the nearest public road. SA CFS has no objection to utilising the existing and proposed access driveway as detailed on drawing named Site, dated at last revision 28/04/2022 and upgraded, where necessary, to comply with the following conditions: Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles, to within 60m of the furthest point of the building. The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either – A loop road around the building, OR A turning area with a minimum radius of 12.5 metres, OR A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres (for each 'leg') and minimum internal radii of 9.5 metres OR A 'U' shaped 'drive-through' option. Private access shall have minimum internal radii of 9.5 metres on all bends. Private access shall provide overhead clearances of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.

Condition 10

MAINTAIN AN ASSET PROTECTION ZONE (APZ) - VEGETATION MANAGEMENT The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such, landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfires and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters. SA CFS has no objection to the location and extent of the asset protection zone as detailed on drawings named Landscaping Plan New BnB and Landscaping Plan Cottage, dated at last revision 28/04/2022, providing it complies with the following conditions: Vegetation management shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows: The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'. SA CFS notes that coverage of vegetation within 20m of the 'Cottage' is currently greater than 30%. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height from the trees' lowest branches. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season. No understorey vegetation shall be established within 2 metres of the habitable building (understorey is defined as plants and bushes up to 2 metres in height). Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves The VMZ shall be maintained to be free of accumulated dead vegetation.

Condition 11

WATER SUPPLY & ACCESS (to dedicated water supply) Ministerial Building Standard MBS008 "Designated bushfire prone areas - additional requirements" 2020, as published under the Planning, Development and Infrastructure Act 2016, provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with MBS008. The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply. SA CFS has no objection to the proposed location for the dedicated water supply for the 'earthship' building, as detailed on drawing named Landscaping Plan New BnB, dated at last revision 28/04/2022, providing the outlet is positioned to comply with the conditions below: The proposed location of the dedicated water supply for the 'Cottage' has not been detailed on the drawings provided. SA CFS requests that a dedicated water supply be installed and the outlet positioned to comply with the conditions below: The water supply outlet shall be easily accessible and clearly identifiable from the access way and is no greater than 60m path of travel to the furthest point of the building, to enable fire services to reach all parts of the building with no more than two lengths of hose from the hardstand area. The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER"). Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres. Provision shall be made adjacent the water supply for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet. SA CFS appliance's inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing. A gravity fed water supply outlet may be remotely located from the above ground tank to provide adequate access. All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level. All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting. Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes: The dedicated water supply outlet for draughting purposes shall not exceed 5 metres maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metres horizontal distance. The suction outlet pipework from the water supply shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance. Please note that where the water supply is an above-ground water tank, the tank (including any support structure) must be constructed of non-combustible material, such as concrete or metal.

Development Authorisation: Building Consent**Date of authorisation:** 5 October 2022**Name of relevant authority that granted authorisation:** Adelaide Hills Development Services

Condition 1

All work shall be undertaken strictly in accordance with the documents submitted to Adelaide Hills Development Services (AHDS) by the applicant as follows: Plans by Earthship Ecohomes Job Ref # ESCF dated 18/09/2022 Sheets A3 1-40; FCR by Maxwell Consulting Engineers job Ref # ME 2529 dated 11/07/2022 Sheets A3 and A4 1-129; Earthship BnB EER and Stone Cottage BnB EER by LBS Job Ref # 16032 dated 19/08/2022 and 18/08/2022 Sheets A4 1-41 and A4 1-41; Bal 19 Specification Sheets A4 1-11; CITB Receipt of Payment # 179904 dated 13/09/2022 Sheets A4 1-2.

Condition 2

Roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice. The builder shall ensure that the bottom chords of the trusses are restrained in accordance with the manufacturers design.

Condition 3

An approval under the Public and Environmental Health Act, 1987 shall be obtained for the disposal of waste water from the dwelling prior to the commencement of work on the dwelling

Condition 4

The dwelling shall be treated with a system of termite protection to comply with AS 3660.1 "Termite Management-New Building Work".

Condition 5

The building shall be managed to comply with BCA clause D1.10 (a) and (b)(no blocking of exits).

Condition 6

A certificate of occupation will be required for this new work and will nominate the maximum number of occupants for this building as:

1 Portion

Whole Class

1b Max no. of persons

4p per 1b x 2

Condition 7

Pursuant to Regulation 103 (PDI (General) Regulations (2017)) a person must not occupy a class 1b building unless a certificate of occupation is issued.

Condition 8

The method of operating the latch for the egress doors shall comply with either BCA Clauses D2.21 (c) or (d).

Condition 9

The door of the WC shall be fitted with removable hinges to comply with Clause 3.8.3.3 of the NCC Volume Two.

Condition 10

Prior to commencement of work a certificate of insurance shall be obtained, in relation to the domestic building work, under Division 3 of Part 5 of the Building Work Contractors Act 1995 vide Reg 36 PDI (General) Regulations 2017.

Condition 11

The illumination power density of artificial lights shall not exceed 5W/m² within the dwelling and 4W/m² for all external lights.

Condition 12

The rainwater tank shall be installed prior to occupation and shall;

- i. be plumbed to receive all water from at least 50m² of the roof.
- ii. the overflow from the water tank shall be connected to the stormwater drainage system.
- iii. The inlet and overflow to the water tank shall be protected from mosquito infestation by a screen having openings of not greater than 0.315mm and not more than 6x7 openings per cm² as per clause SA 2.2.4(b) of Volume 2 of the Building Code of Australia.
- iv. The tank water shall be plumbed into the WC cistern, laundry or water heater.

Associated Building Indemnity Insurance**Building Work:** Tourist Accommodation x 2

Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 7 October 2022

Name of relevant authority that granted authorisation: City of Onkaparinga

Application ID: 23000339

Development Description: To use caravan as ancillary accommodation and attach a verandah and deck and placement of shipping container for storage purposes

Site Address: 48 OLD WILLUNGA HILL RD WILLUNGA SA 5172

Development Authorisation: Planning Consent

Date of authorisation: 17 April 2023

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, including email dated 28 February 2023 prepared by A Bragg, except where varied by conditions below.

Condition 2

During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Condition 3

That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to: prevent silt run-off from the land to adjoining properties, roads and drains control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Condition 4

The 'caravan/tiny home' shall be used as 'ancillary accommodation and occupied only in association with the existing dwelling on the allotment by the occupiers of that dwelling and their immediate family.

Condition 5

All faces of any cut and fill created by the excavation work shall be covered with approximately 100 mm of top soil and re-vegetated to promote rapid regeneration of the site to its natural state.

Condition 6

External building materials shall be colour coated or painted within 3 months of erection. Materials and colours should be in the range of muted green or brown and be of low light reflective nature to the satisfaction of Council.

Condition 7

The building approved herein shall only be used for the purposes of ancillary accommodation to the existing dwelling on the land, and any alternative land use will require the approval of Council.

Condition 8

All wastewater from the premises must be discharged to an onsite wastewater system that complies with the provisions of the South Australian Public Health Act 2011.

Condition 9

A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes. A minimum supply of 5,000 (five thousand) litres of water shall be available at all times for fire-fighting purposes in accordance with the Minister's Code 2009.

Condition 10

Landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk of life and damage to buildings and property as follows: Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height. Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, shall be reduced to a height of 10cms during the Fire Danger Season.

Development Authorisation: Building Consent

Date of authorisation: 27 June 2023

Name of relevant authority that granted authorisation: George Capetanakis Building Consultants Pty Ltd
 Condition 1
 Unconditional Consent

Associated Building Indemnity Insurance

Building Work: Caravan as ancillary accommodation & attach a verandah & deck
 Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 28 June 2023

Name of relevant authority that granted authorisation: City of Onkaparinga

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

Section 85(6), 85(10) or 106

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed))

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice <i>issued against the land</i>	NO
<i>Section 46</i> Prohibition order	NO
Housing Improvement Act 1940 (repealed)	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
Land Acquisition Act 1969	
<i>Section 10</i> Notice of intention to acquire	NO
Local Government Act 1934 (repealed)	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Local Government Act 1999	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
Local Nuisance and Litter Control Act 2016	
<i>Section 30</i> Nuisance or litter abatement notice <i>issued against the land</i>	NO
Planning, Development and Infrastructure Act 2016	
<i>Section 139</i> Notice of proposed work and notice may require access	NO
<i>Section 140</i> Notice requesting access	NO
<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i>	

Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	YES

Application Number	145/50/2001
Description	Alts/Adds to Septic Waste System
Decision	Approved
Decision Date	12 April 2001

Waste Control Conditions

AUSTRALIAN STANDARD & RELEVANT CODE REQUIREMENTS

- That the installation of the septic tank system is carried out by a licensed person and is installed in accordance with:
- the plans forming part of this application, as approved, including any notations thereon, and
- the details outlined in attachment/s, and
 - the requirements of the Code of Practice issued by the SA Health Commission for the Installation & Operation of Septic Tanks in South Australia
- That all sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the septic tank system are installed in accordance with the National Plumbing & Drainage Code AS/NZ 3500.2.2:1996.
- That there is no septic tank effluent discharge or run-off from the premises on which the system is installed, onto any premises of which the owner of the system is not in possession or onto any public place.
- That the use of the septic tank system does not vary from that indicated on the application for approval to install the system.
- That the septic tank system be operated and maintained in accordance with the Standards for Installation & Operation of Septic Tank Systems.
- The approval granted to install a septic tank system shall become void if:
 - the work is varied from the approved plan without first having gained Council approval, or
 - the work is not commenced within 12 months after the day on which the approval was given.
- The access openings to the septic tank shall be raised to the top of ground level using an approved shaft with a clear opening of at least 1100 x 700mm dia.

Public and Environmental Health (Waste Control) Regulations 2010 revoked

Regulation 19 - Maintenance order (that has not been complied with)

NO

South Australian Public Health Act 2011*Section 92*

Notice

NO

South Australian Public Health (Wastewater) Regulations 2013

YES

Part 4 – Condition (that continues to apply) of an approval

Application Number

145/136/2022

Description

Septic Tank - Non Standard Greywater wicking bed for the Earthship
Approved by SA Health

Decision

Decision Date

Waste Control Conditions

- The septic tank is to be located in an area subject to vehicle loadings. The installation must be installed in accordance with the Wastewater Engineers requirements.
- The placement of the septic tank, pre-treatment apparatus or pump sump intersects the angle of repose for the building/boundary footings or foundations, and its position may affect the stability of building/boundary footings and/or foundations. The installation must be installed in accordance with the Wastewater Engineers requirements.

Application Number

145/79/2023

Description

Septic Tank - Sub Surface - Septic and soakage for new one bedroom
tourist accommodation build.

Decision

Approved

Decision Date

17 May 2023

Waste Control Conditions

1. The approved wastewater system incorporates:
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
 - 1.2. Specifications and details documented in the Wastewater Works Approval Installation Details Sheet
2. The system is to be installed, commissioned, operated and maintained in accordance with:
 - 2.1 The plans and specifications submitted including any amendments made/required with this approval.
 - 2.2 Specifications and details documented in the Wastewater Works Approval Installation Details Sheet attached
 - 2.3 Manufacturers, installers and equipment suppliers instructions and recommendations.
 - 2.4 The wastewater engineers report by Sherie Yang of Maxwell Consulting Engineers dated 17 May 2022
 - 2.5 In the case of any wastewater products to be installed, the relevant product approval conditions
 - 2.6 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2).
 - 2.7 The Onsite Wastewater Systems Code
 - 2.8 All other relevant standards and codes.
 - 2.9 Conditions of this approval.
3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and as constructed drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.
4. In regard to inspection and commissioning, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.
Council must be notified at the following stages of installation.
 - Underfloor plumbing
 - Drain, septic tank
 - Land application system i.e. soakage trench
 - Commissioning of the system/ final inspection

Twenty-four hours notice is required before an inspection can be carried out.

5. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing:

- 5.1 Type of system installed
- 5.2 Date of system installed
- 5.3 Capacity of system installed
- 5.4 Servicing / desludging frequency
- 5.5 Prohibited discharges
- 5.6 Relevant Authority / Manufacturer details

6. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.

7. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:

- 7.1 The conditions of this approval
- 7.2 The prescribed codes to the extent which they are applicable.

8. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with:

- 8.1 These approval conditions
- 8.2 All relevant standards and Codes to the extent which they are applicable.

9. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.

10 This approval will expire if the works are not commenced or are commenced but not substantially completed within 24 months after the date of approval.

11 Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless -

- 11.1 The operator consents or
- 11.2 The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

12. Occupancy of this property is limited to a maximum of 2 occupants (P1=2, P2=2). Hotel/motel accommodation.

Particulars of building indemnity insurance

NO

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

Particulars relating to environment protection

Further information held by council

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

YES

- (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*?

To use caravan as ancillary accommodation and attach a verandah and deck and placement of shipping container for storage purposes

Construction of a building to be used for tourist accommodation and change of use of existing single-storey cottage to be used for tourist accommodation

Agricultural Building to store vehicles, tractors and tools and to undertake 'hobby farm' work - including 204sqm verandah cover (in Pale Eucalypt) over 4 shipping containers (in dark green)

Note –

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

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

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.

General

Easement

NO

Does a drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

Charge for any kind affecting the land (not included in another item)

NO

PLEASE NOTE:

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

This statement is made the 20 September 2024



Cherie Bonham
Team Leader for Development Support

AUTHORISED OFFICER