

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:

Address

4 Vendor's Registered Agent:

Address

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]

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:

12C Glen Avenue Tranmere SA 5073

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

david.deng@sinova.com.au

(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:

68 Halifax Street Adelaide SA 5000

(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;
- (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;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars
(section 7(1))

To the purchaser:

*I/We,

Zizhan Wang

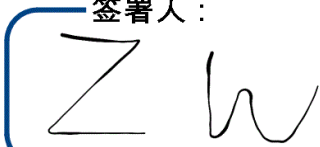
of

12C Glen Avenue Tranmere SA 5073

being [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: 4-10-2025

Signed:

签署人 :

33275C5804E648B...

Part D—Certificate with respect to prescribed inquiries by registered agent
(section 9)


To the purchaser:

I, Helen Wu from Citi Form 1 Company certify [that the responses](#) to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions NIL

Date: 31/03/2025

Signed:



[*Person authorised to act on behalf of Vendor'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 one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 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
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[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. The 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?**

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'B'

Number of mortgage (if registered):

14433401

Name of mortgagee:

AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

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. The 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):

Refer to ANNEXURE 'A' or Page 13 of Property Interest Report

Description of land subject to easement:

The whole of the land in CT 6235/811

Nature of easement

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements

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?

[YES/NO]

If YES give details

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. The 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):

Refer to ANNEXURE 'B' & ANNEXURE 'G'

Description of land subject to easement:

The land marked B & C, together with the land marked A & D on D123567

Nature of easement

PARTY WALL RIGHT(S)

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?

[YES/NO]

If YES give details

1.3 Restrictive covenant**Note—**

Do not omit this item. The 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?**

[YES/NO]

Are there attachments?

[YES/NO]

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 the restrictive covenant operates:

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

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.)

Note—

Do not omit this item. The 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?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per fortnight

Is the lease, agreement for lease etc in writing?

[YES/NO]

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:

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

1.5 Caveat**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Name & address of caveator:

Particulars of interest claimed:-

1.6 Lien or Notice of a Lien	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Land or other property subject to lien:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Nature of lien::</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Name and address of person who has imposed lien or given notice of it:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
2. Aboriginal Heritage Act 1988	
2.1 section 9—Registration in central archives of an Aboriginal site or object	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Particulars of register entry:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
2.2 section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Date of notice: _____</p> <p>Site or area to which notice relates:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Directions (as stated in notice):</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
2.3 Part 3 Division 6 Aboriginal heritage agreement	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [YES/NO]</p> <p>Are there attachments? [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Date of agreement: _____</p> <p>Description of property subject to agreement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>

Names of parties:

Terms of agreement:

3 Burial & Cremation Act 2013

3.1 Section 8 — Human remains interred on land

Is this item applicable?**Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Have human remains been interred on the land that will not be exhumed prior to settlement?

[YES/NO]

GPS coordinates of the remains:

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 — Notice requiring payment

Is this item applicable?**Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of Notice: _____

Land in respect of which Crown rates and taxes are owing:

Amount owing (as stated in the notice): _____

5. Development Act 1993 (repealed)

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

Is this item applicable?**Will this be discharged or satisfied prior to or at settlement?**

NO

Are there attachments?

YES

Note-





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

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

 Refer to ANNEXURE 'C'

Conditions of authorisation

 Refer to development authorisation
170/0569/18 & 170/0151/19

5.2	section 50(1)— Requirement to vest land in a council or the Crown to be held as open space	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Date requirement given: _____ Name of body giving requirement: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Nature of requirement: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Contribution payable (if any): _____	 [YES/NO] [YES/NO]
<hr/>			
5.3	section 50(2)— Agreement to vest land in a council or the Crown to be held as open space	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Date of agreement: _____ Names of parties: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Terms of agreement: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Contribution payable (if any): _____	 [YES/NO] [YES/NO]
<hr/>			
5.4	section 55—Order to remove or perform work	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Date of order: _____ Terms of order: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Building work (if any) required to be carried out: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> - Amount payable (if any): _____	 [YES/NO] [YES/NO]
<hr/>			
5.5	section 56—Notice to complete development	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i>	 [YES/NO] [YES/NO]

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): _____

5.6 section 57—Land management agreement—

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement: _____

Names of parties:

Terms of agreement:

5.7 section 60—Notice of intention by building owner

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69—Emergency order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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):

5.9 section 71—Fire safety notice

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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):

5.10 section 84—Enforcement notice

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

5.11 section 85(6), 85(10) or 106—Enforcement order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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:
-

5.12 ~~Part 11 Division 2
Proceedings~~

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? [\[YES/NO\]](#)

Are there attachments? [\[YES/NO\]](#)

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):

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)~~

Note-
~~Do not omit this item. The 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? [\[YES/NO\]](#)

Are there attachments? [\[YES/NO\]](#)

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

Nature of condition(s)

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? [YES](#)

Are there attachments? [YES](#)

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

Date of Notice: 26/03/2025
Amount of levy payable: \$151.35 fully paid

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice, order or demand: _____

Amount payable (as stated in the notice): _____

21. Local Government Act 1999

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

Is this item applicable?



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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'C'

Date of notice, order etc: 25/03/2025

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

Campbelltown City Council

Land subject thereto:

CT 6235/811

Nature of requirements contained in notice, order etc

Council rates

Time for carrying out requirements:

Amount payable (if any): \$1750.25 fully paid

23 Metropolitan Adelaide Road Widening Plan Act 1972

23.1 section 6—Restriction on building work

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Does the restriction apply to all of the land?

[YES/NO]

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

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5- Planning and Design Code

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

Is this item applicable?

☒

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'C' – PlanSA Data 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)::

Title: CT 6235/811

Zones: General Neighbourhood (GN)

Subzones: No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

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

NO

Is the land designated as a local heritage place? NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO

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?

Note:-

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

YES

<p>29.2- section 127— Condition (that continues to apply) of a development authorisation</p> <p>[Note— Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>- <input type="text"/></p> <p>Date of authorisation: _____</p> <p>Name of relevant authority that granted authorisation:</p> <p>- <input type="text"/></p> <p>Condition(s) of authorisation:</p> <p>- <input type="text"/></p>	<p><input type="checkbox"/></p> <p>[YES/NO]</p> <p>[YES/NO]</p>
---	--	---

Schedule—Division 2—Other particulars
(section 7(1)(b))



Particulars of building indemnity insurance



Note—

Building indemnity insurance is not required for—

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

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

- 1 Name(s) of person(s) insured: **HESHENG INTERNATIONAL DEVELOPMENTS PTY LTD**
- 2 Name of insurer: **QBE**
- 3 Limitations on the liability of the insurer: **STATUTORY COVER**
- 4 Name of builder: **AUTA HOMES GROUP PTY LTD**
- 5 Builder's licence number: **R BLD263772**
- 6 Date of issue of insurance: **13/05/2020**

7 Description of insured building work: **NEW MULTI UNIT (<=3 STOREYS)****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: N/A

(b) Name of builder granted the exception:

N/A

(c) Licence number of builder granted the exemption:

N/A

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

N/A

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

N/A

6—Further information held by councils

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 repealed *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

NO

Note-

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

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

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Property Interest Report (PIR) Including Copy of certificate(s) of title

Annexure C - Council Search including PlanSA Section 7 report

Annexure D - Certificate of Emergency Services Levy Payable

Annexure E - Certificate of Land Tax Payable

Annexure F - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure G – Plan D123567

Acknowledgement of Receipt

I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this day of 2025

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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
e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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 preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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? 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** (e.g. 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.ocba.sa.gov.au/consumeradvice/realestate

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.

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.



ANNEXURE 'B'

Product
Date/Time
Customer Reference
Order ID

Register Search (CT 6235/811)
25/03/2025 02:33PM
69325
20250325007625

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 6235 Folio 811

Parent Title(s) CT 5202/510
Creating Dealing(s) RTC 13270764
Title Issued 19/03/2020 Edition 4 Edition Issued 27/12/2024

Estate Type

FEE SIMPLE

Registered Proprietor

ZIZHAN WANG
OF 12C GLEN AVENUE TRANMERE SA 5073

Description of Land

ALLOTMENT 202 DEPOSITED PLAN 123567
IN THE AREA NAMED TRANMERE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B ON D123567 (RTC 13270764)
SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED C ON D123567 (RTC 13270764)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED A ON D123567 (RTC 13270764)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED D ON D123567 (RTC 13270764)

Schedule of Dealings

Dealing Number	Description
14433401	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

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



Product
Date/Time
Customer Reference
Order ID

Check Search
25/03/2025 02:33PM
69325
20250325007625

Certificate of Title

Title Reference: CT 6235/811
Status: CURRENT
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
20/12/2024	27/12/2024	14433400	DISCHARGE OF MORTGAGE	REGISTERED
20/12/2024	27/12/2024	14433401	MORTGAGE	REGISTERED

Data Available - Dealings completed since 25/12/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Certificate of Title

Title ReferenceCT 6235/811

StatusCURRENT

EasementYES

Owner Number19025099

Address for Notices12C GLEN AV TRANMERE, SA 5073

Area149m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ZIZHAN WANG
OF 12C GLEN AVENUE TRANMERE SA 5073

Description of Land

ALLOTMENT 202 DEPOSITED PLAN 123567
IN THE AREA NAMED TRANMERE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing ReferenceTRANSFER (T) 13636879

Dealing Date18/10/2021

Sale Price\$615,000

Sale TypeFULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14433401	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1724765054	CURRENT	12C GLEN AVENUE, TRANMERE, SA 5073

Notations

Dealings Affecting Title



NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1724765054
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2020
Property Location	12C GLEN AVENUE, TRANMERE, SA 5073
Local Government	CAMPBELLTOWN
Owner Names	ZIZHAN WANG
Owner Number	19025099
Address for Notices	12C GLEN AV TRANMERE, SA 5073
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1230 - Row House
Description	6HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D123567 ALLOTMENT 202	CT 6235/811

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$220,000	\$700,000			
Previous	\$220,000	\$650,000			

Building Details



Valuation Number	1724765054
Building Style	Conventional
Year Built	2021
Building Condition	Good
Wall Construction	Composite Construction
Roof Construction	Colourbond
Equivalent Main Area	154 sqm
Number of Main Rooms	6

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

Property Interest Report

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

Title Reference	CT 6235/811	Reference No. 2659502
Registered Proprietors	Z*WANG	Prepared 25/03/2025 14:33
Address of Property	12C GLEN AVENUE, TRANMERE, SA 5073	
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	
Local Govt. Address	PO BOX 1 CAMPBELLTOWN SA 5074	

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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development has no record of any notice affecting this title

- | | | |
|------|--|--|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply |
| | | also |
| | | Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|---|--|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development 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 | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
|-----|---------------------------------|--|

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.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
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.	<i>Food Act 2001</i>	
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.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
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.	<i>Heritage Places Act 1993</i>	
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.	<i>Highways Act 1926</i>	
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.	<i>Housing Improvement Act 1940 (repealed)</i>	
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.	<i>Housing Improvement Act 2016</i>	

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*

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

Act

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	<p>A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
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20. *Local Government Act 1934 (repealed)*

20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
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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
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22. *Local Nuisance and Litter Control Act 2016*

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

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).

Code Amendment

Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. ***Plant Health Act 2009***

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

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

- | | | |
|------|---|---|
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> 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 | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

35. **Water Resources Act 1997 (repealed)**

- 35.1

section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title
- 35.2

section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. **Other charges**

- 36.1

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



**CAMPBELLTOWN
CITY COUNCIL**

ANNEXURE 'C'

SECTION 7 STATEMENT LOCAL GOVERNMENT ACT 1999 LAND AND BUSINESS (Sale and Conveyancing) ACT 1994

Refer Enquiries: 8366 9222

Certificate Number: 0415/25

TO: Citi Form 1 Company
314 Morphett Street
ADELAIDE SA 5000

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED), I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description Allot 202 DP 123567 Vol 6235 Fol 811
Property Address 12C Glen Avenue TRANMERE SA 5073
Property Owners Zizhan Wang
Valuer Generals No. 1724765054

Property No. 131145 Bank Ref No. 411470

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION

Rates last declared on 02/07/2024.

Total Arrears	\$0.00
Rates for Current Year	\$1750.25
Payments	(\$1759.00)
Fines and Interest Incurred	\$8.75
BALANCE OUTSTANDING	\$0.00

Street Numbering

Please note Council's official street number for this property is 12C Glen Avenue TRANMERE SA 5073.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

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

AUTHORISED BY CAMPBELLTOWN COUNCIL

25/03/2025

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
Part 3—Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
If YES, state the name of the council:	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 - Condition (that continues to apply) of a development authorisation	See attached approval 170/0569/18 170/0151/19
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 – Condition (that continues to apply) of a development authorisation	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil

Development Act 1993	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Section 55 - Order to remove or perform work	Nil
Section 56 - Notice to complete development	Nil
Section 57 - Land management agreement	Nil
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 II Division 2 - Proceedings	Nil
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
Food Act 2001	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
Housing Improvement Act 1940	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934	
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
Local Nuisance and Litter Control Act 2016	
Section 30 - Nuisance or litter abatement notice	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				Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space				Nil
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space				Nil
Part 16 – Division 1 – Proceedings				Nil
Section 213 – Enforcement notice				Nil
Section 214(6), 214(10) or 222 – Enforcement order				Nil
Public and Environmental Health Act 1987 (repealed)				
Part 3 – Notice				Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 – Condition (that continues to apply) of an approval				Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 – Maintenance order (that has not been complied with)				Nil
South Australian Public Health Act 2011				
Section 92 – Notice				Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval				Nil
Other charges				
Charge of any kind affecting the land (not included in another item)				Nil
Further information held by councils				
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?				Nil
BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	Insurer	Policy Number	Policy Issued	Builder

170/0151/19	QBE	600070979BWI-77	13/05/2020	R BLD263772
170/0151/19	QBE	600070979BWI-76	13/05/2020	R BLD263772
170/0151/19	QBE	600070979BWI-75	13/05/2020	R BLD263772
170/0151/19	QBE	600070979BWI-74	13/05/2020	R BLD263772
170/0151/19	QBE	600070979BWI-70	13/05/2020	R BLD263772
170/0569/18	QBE	600070979BWI-73	13/05/2020	R BLD263772
170/0569/18	QBE	600070979BWI-72	13/05/2020	R BLD263772

170/0569/18	QBE	600070979BWI-71	13/05/2020	R BLD263772
170/0569/18	QBE	600070979BWI-69	13/05/2020	R BLD263772

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

If "Yes", please advise details NO

AUTHORISED BY CAMPBELLTOWN COUNCIL

25/03/2025



Data Extract for Section 7 search purposes

Valuation ID 1724765054

Data Extract Date: 25/03/2025

Parcel ID: D123567 AL202

Certificate Title: CT6235/811

Property Address: 12C GLEN AV TRANMERE SA 5073

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORMDevelopment Number
170/0151/19/RFTo: Yogo Design & Consulting Pty Ltd
10 Greenhill Road
WAYVILLE SA 5034**FOR DEVELOPMENT
APPLICATION****DATED
REGISTERED ON**31/01/2019
13/02/2019Location of
Proposed Development:10 Glen Avenue TRANMERE SA 5073
12 Glen Avenue TRANMERE SA 5073Nature of Proposed
Development:**STAGE 2 - FINAL** - To erect a Two Storey Residential Flat Building
comprising Five (5) Three Bedroom Dwellings with associated
common driveway and landscaping
THE CITY OF CAMPBELLTOWN

From:

Responsible Officer:
Enquiries :
Building Classification:Ian Wise
8366 9301
1a 10a

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Provisional Development Plan Consent	Granted	26/09/2019	12
Provisional Building Rules Consent (Stage 1)	Granted	29/01/2020	2
Provisional Building Rules Consent (Stage 2)	Granted	06/04/2020	2
DEVELOPMENT APPROVAL	Granted	20/05/2020	16

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision: 20/05/2020


Nigel Litchfield
Manager Planning Services
Date: 20 May 2020Cc: TGPL Holdings (No.1) Pty Ltd
Level 1/100 Hutt Street
ADELAIDE SA 5000

CONDITIONS

Development Number: 170/0151/19/RF

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 170/0151/19 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Reason: To ensure that the development is conducted in accordance with the approval

2. The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by **KP Squared** Consulting Engineers, with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

Reason: To reduce the risk of water damage to neighbouring properties and to limit the extent of flows to Council's stormwater system

3. All upper level windows of the dwellings must be fitted with manufactured obscure glass to a minimum height of 1.7 metres above the upper floor level, such windows to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to commencement of use of the dwellings.

Reason: To minimise overlooking of adjoining properties.

4. All planting and landscaping including a suitable irrigation system must be completed in the first planting season concurrent with or following commencement of the use of this development and must be maintained in good condition. Any plants which become diseased or die must be replaced by suitable species.

Reason: To maintain amenity of site and locality.

5. The driveway crossovers are to be constructed in accordance to council standards SD4 and SD10 with a maximum gradient of 2.5% over the council verge area.

Reason: To ensure that the verge is reinstated to a safe manner for pedestrian access.

6. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

7. 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 bin or enclosure; or
- 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.

Reason: To minimise potential adverse off site environmental impacts.

8. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

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

9. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

10. All car parking areas, driveways and vehicle manoeuvring areas shown on the approved plans shall conform to Australian Standards and be constructed, drained in accordance with sound engineering practice and be of a porous and permeable nature to the reasonable satisfaction of Council, and car parking bays shall be permanently delineated prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.

Reason: To ensure that the proposal meets the requirement of the relevant Australian Standards

11. The driveway shall remain clear and unrestricted at all times to allow for visitors to access the site to access the visitor parking areas. At no time shall a gate or other barrier be installed across the driveway without the prior consent of the relevant authority.

Reason: To ensure visitors to the site can access designated parking areas

12. The civil plans shall be amended to reflect the approved site plan A201 and landscaping plan A207 dated 6 June 2019.

Reason: To ensure that the development is conducted in accordance with the approval.

The conditions (2 + 2) and notes attached to the Provisional Building Rules Consent granted by the Private Certifier form part of this Development Approval and should be read in conjunction with Council's condition and notes.

NOTES

1. Building work associated with this Development Approval must be substantially commenced within 12 months of the date of this approval. Should work not be substantially commenced after 12 months, a new development application will be required to be lodged and approved by Council.
2. A licensed builder or owner builder must provide a notice of completion in accordance with Regulation 83AB of the Development Act 1993 to the Council within 10 business days of completion of the building work. Where a private certifier has granted the building rules consent and is the relevant authority for the purposes of this regulation, the private certifier must forward the statement to the Council within 5 business days.
3. If this application involves development on the boundary or within close proximity of the boundary of the allotment, the applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
4. Any existing driveway inverts and crossovers that Council considers redundant as a result of development hereby approved, shall be reinstated at the applicant's expense and in accordance with Council specifications.
5. Pursuant to the Building Work Contractors Act, 1995 where an owner builder engages a sub-contractor to perform work or to supervise work then the sub-contractor must enter into a contract in writing setting out in full all of the contractual terms. The contractor also must take out a policy of Indemnity Insurance for each contract over \$12000 in value (Note: Pursuant to Regulation 83AB of the Development Regulations -1993, Part A of the Builders Written Statement needs to be signed by the licensed building work contractor who has carried out the relevant work or who was in charge of carrying out the relevant work to which the statement relates or if there is no such licensed building work contractor - a registered building work supervisor or a private certifier. Part B of the Builders Written Statement needs to be signed by the owner of the relevant land or by someone acting on his or her behalf). (ref Development Regulations 2008 Regulation 21)
6. During construction of the approved development should any friable or bonded Asbestos material be identified you are directed to contact Workplace Services, Mineral Fibres Unit (8303 0405). Removal of any friable or bonded Asbestos material should be undertaken strictly in compliance Workplace Services Guidelines and the relevant provisions of the Occupational Health Safety and Welfare Act, 1995.
7. Any air conditioning unit installed as a part of the approved development should satisfy the requirements of the Environment Protection (Machine Noise) Policy 1994 and be located in a position which minimises impact on adjoining dwellings. Information concerning air conditioners can be found on the web site at www.epa.sa.gov.au or contact the EPA on 8204 2000.

8. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

Reason: *To ensure the appropriate functioning of the development and site*

9. All mechanical plant installed as part of this development shall not result in unreasonable noise impacts upon adjoining neighbours and/or the public generally in accordance with the Local Nuisance and Litter Control Act 2016. If the Council deems that the noise is unreasonable then action must be taken to ensure noise is adequately reduced to the reasonable satisfaction of Council.

Reason: *To ensure the proposed development does not result in unreasonable noise intrusion*

10. Retaining wall and fence structures with a combined total height exceeding 2.1 metres (measured from the lower of the two adjoining finished ground levels) require Development Approval. Please note that no such structures have been approved for the external boundaries as part of this development application.

Reason: *To ensure the appropriate functioning of the development and site*

11. During construction of the development hereby approved, the following shall be observed:

- (a) Dust from any work undertaken on the site shall be reasonably controlled at all times by daily watering or other method deemed satisfactory by Council.
- (b) Noise generated at the site shall be kept to a minimum and in accordance with the policies adopted under the Environment Protection Act.
- (c) Vehicles owned by the employees of contractors and sub-contractors working on the development shall not be parked on the footpath and shall be parked within the site where possible.
- (d) Any dirt or debris from the site deposited onto existing roadways and watertable by the applicant's contractors or subcontractors shall be cleared immediately.
- (e) All earthworks shall be confined to and contained entirely within the property boundaries and must not encroach on or over adjoining properties or the roadside verge/reserve.
- (f) Any refuse on the site shall be controlled by the use of a refuse container of a size and type to the reasonable satisfaction of Council.
- (g) A fence or other barrier shall be erected on the subject land to ensure that all vehicular access to the site is restricted to the invert in the kerb and watertable.
- (h) Any damage to Council infrastructure, street furniture or trees as a direct result of the construction of the development hereby approved shall be immediately made good by the applicant in a manner to the reasonable satisfaction of Council.

- (i) Any stormwater runoff and wastewater or washdown water shall be managed in accordance with the Environment Protection Agency's Code of Practice for the Building and Construction Industry to the reasonable satisfaction of Council.
- (j) Care shall be taken to ensure that no trespass occurs with regard to adjoining properties without the prior consent of the relevant property owner.

Reason: To maintain the amenity of the site and locality and minimise the impact on adjoining properties

12. The owner(s), applicant, builders and contractors should be aware that Council has standards in relation to the design of work involving or affecting Council infrastructure. These details can be found online at:

[<http://www.campbelltown.sa.gov.au/page.aspx?u=2230>](http://www.campbelltown.sa.gov.au/page.aspx?u=2230)

The following Standard Details should be adopted in relation to this project as a reference:

- *Standard Detail 1 (SD1) - Barrier and Kerb Detail*
- *Standard Detail 4 (SD4) - Invert and Crossover Detail*
- *Standard Detail 8 (SD8) - Standard Stormwater Detail*
- *Standard Detail 10 (SD10) - Property Access Grades Detail*
- *Standard Detail 11 (SD11) - Private Underground Electrical Service Detail*
- *Standard Detail 12 (SD12) - Stormwater Retention and Detention Detail*
- *Standard Detail 13 (SD13) - Street Furniture and Service Distance Requirements*

Work must also be conducted in accordance with relevant Australian Standards.

Prior to undertaking any works on Council land, please contact Council's Assets and Engineering Services on 8366 9219.

Please note that Council is entitled to pursue costs for rectification work that may be required on Council land as a result of works conducted that are unsatisfactory, in accordance with the provisions of the Local Government Act 1999.

Before any work is conducted on site or within road reserve, the location of underground service infrastructure should be identified by calling 1100 "Dial Before You Dig" or visiting <http://www.1100.com.au>

Reason: To protect the infrastructure within the road verge and to ensure that all work impacting upon Council's infrastructure is conducted in an orderly manner that is consistent with recognised standards.

In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone: (08) 8204 0300).

A handwritten signature in black ink, appearing to be 'Nigel Litchfield', written over a horizontal line.

Nigel Litchfield
Manager Planning Services

Date: 20 May 2020



BCA Concepts Pty Ltd
 L1, 50 Hindmarsh Square
 Adelaide SA 5000
 ABN: 71 630 306 428
 P (08) 8425 7060
 E adelaide@bcaconcepts.com.au
 W www.bcaconcepts.com.au



BUILDING RULES DECISION NOTIFICATION FORM

For Development Application

BCA Concepts Job No.	20-00129
Development Number	170/0151/19/RF

To YOGO Design
 10 Greenhill Road
 Wayville SA 5034

Location of proposed development:

House No: **10 & 12** Lot No:
 Street: **Glen Avenue** Town/Suburb: **Tranmere**
 Section No (full/part): Hundred: Volume: Folio:

Nature of proposed development:

Two storey residential flat building comprising five dwellings - final stage

Building classification:

1a and 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Development Plan Consent	24/9/19	12	—
Building Rules Consent	6/4/20	2	—
Public Space	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—

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

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

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

Date of Decision: 6 April 2020

Signed: 

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



Conditions

1. The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.
2. Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

Reg 77

BCA-P2.1

Performance Solution(s)

The following performance solution(s) have been formulated in determining this proposal:

Compliance Solution Proposal:	Use Hebel and Scyon Axon as External Wall Cladding
Building Element:	External Wall Cladding
Performance Requirements:	P2.1 Structure; P2.2 Damp and Weatherproofing; P2.3 Fire Safety; P2.6 Energy Efficiency
Performance Solution:	Refer to CodeMark Certificate of Conformity No: CM40049, CM40222(3)
Assessment Method:	BCA A2.2(2)(a) Evidence of Suitability in Accordance with Part A5

Notes:

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

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

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

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

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

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



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

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

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

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

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

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

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

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

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

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

- (i) the method of termite risk management; and
- (ii) the date of installation of the system; and
- (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;



(iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

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

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

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

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

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

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

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

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

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

Wet area details shall comply with BCA-3.8.1.2 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

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

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

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

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

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



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

A handwritten signature in blue ink, appearing to read 'T. Januskevicius', written over a faint, light blue circular stamp.

TOMAS JANUSKEVICIUS
Building Surveyor
Private Certifier Certificate of Registration No. 086

6 April, 2020

Development Number
170/0569/18/SD

**FOR DEVELOPMENT
APPLICATION**

Location of
Proposed Development:

Nature of Proposed Development:

From:

THE CITY OF CAMPBELLTOWN

Responsible Officer:

Ian Wise

Enquiries :

8366 9301

Building Classification:

1a 10a

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Provisional Development Plan Consent	Granted	07/05/2019	6
Provisional Building Rules Consent (Stage 1)	Granted	29/01/2020	2
Provisional Building Rules Consent (Stage 2)	Granted	06/04/2020	2
DEVELOPMENT APPROVAL	Granted	20/05/2020	10

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision:

A handwritten signature in black ink, appearing to be "AK". The letters are stylized and connected, with a large loop at the end.

Nigel Litchfield
Manager Planning Services
Date: 20 May 2020

Cc: TGPL Holdings (No.1) Pty Ltd
Level 1/100 Hutt Street
ADELAIDE SA 5000

CONDITIONS

Development Number: 170/0569/18/SD

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 170/0569/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Reason: To ensure that the development is conducted in accordance with the approval

2. The finished floor levels of the dwellings hereby granted approval shall be in accordance with the final approved Siteworks and Drainage Plan by Structural Civil Australia Consulting Engineers (Dwg No. 180961-C3), unless otherwise approved by Council.

Reason: To protect the dwelling from flooding and minimise the impact of earthworks and retaining walls on adjacent dwellings

3. The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by **Structural** Civil Australia Consulting Engineers Job No. 180961 with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

Reason: To reduce the risk of water damage to neighbouring properties and to limit the extent of flows to Council's stormwater system

4. The landscaping areas denoted on the plans attached to the development application hereby granted approval shall be established prior to the building(s) being occupied and shall be maintained in good condition at all times.

Reason: To maintain amenity of the site, streetscape and locality

5. The upper level windows on the side and rear elevations of all dwellings shall be fitted with manufactured obscure glass to a minimum height of 1.7 metres above the upper floor level, and such windows are to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to first occupation / use of the dwelling(s) and is to be maintained at all times, with any broken obscured glass replaced 'like for like' for the life of the development.

Reason: To minimise overlooking of adjoining properties

6. The existing buildings and structures shall be removed prior to the issue, by Council, of the certificate for clearance purposes pursuant to Section 51 of the Development Act 1993.

Reason: To provide for land fit for its intended purpose and to enable the creation of new titles

State Commission Assessment Panel Conditions (Land Division Consent)

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 \$20490 into the Planning and Development Fund (3 allotment(s) @ \$6830/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

The conditions (2 + 2) and notes attached to the Provisional Building Rules Consent granted by the Private Certifier form part of this Development Approval and should be read in conjunction with Council’s condition and notes.

NOTES

1. Building work associated with this Development Approval must be substantially commenced within 12 months of the date of this approval. Should work not be substantially commenced after 12 months, a new development application will be required to be lodged and approved by Council.
2. A licensed builder or owner builder must provide a notice of completion in accordance with Regulation 83AB of the Development Act 1993 to the Council within 10 business days of completion of the building work. Where a private certifier has granted the building rules consent and is the relevant authority for the purposes of this regulation, the private certifier must forward the statement to the Council within 5 business days.

3. If this application involves development on the boundary or within close proximity of the boundary of the allotment, the applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
4. Any existing driveway inverts and crossovers that Council considers redundant as a result of development hereby approved, shall be reinstated at the applicant's expense and in accordance with Council specifications.
5. Pursuant to the Building Work Contractors Act, 1995 where an owner builder engages a sub-contractor to perform work or to supervise work then the sub-contractor must enter into a contract in writing setting out in full all of the contractual terms. The contractor also must take out a policy of Indemnity Insurance for each contract over \$12000 in value (Note: Pursuant to Regulation 83AB of the Development Regulations -1993, Part A of the Builders Written Statement needs to be signed by the licensed building work contractor who has carried out the relevant work or who was in charge of carrying out the relevant work to which the statement relates or if there is no such licensed building work contractor - a registered building work supervisor or a private certifier. Part B of the Builders Written Statement needs to be signed by the owner of the relevant land or by someone acting on his or her behalf). (ref Development Regulations 2008 Regulation 21)
6. During construction of the approved development should any friable or bonded Asbestos material be identified you are directed to contact Workplace Services, Mineral Fibres Unit (8303 0405). Removal of any friable or bonded Asbestos material should be undertaken strictly in compliance Workplace Services Guidelines and the relevant provisions of the Occupational Health Safety and Welfare Act, 1995.
7. Any air conditioning unit installed as a part of the approved development should satisfy the requirements of the Environment Protection (Machine Noise) Policy 1994 and be located in a position which minimises impact on adjoining dwellings. Information concerning air conditioners can be found on the web site at www.epa.sa.gov.au or contact the EPA on 8204 2000.

In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council. For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone: (08) 8204 0300).

Nigel Litchfield
Manager Planning Services
Date: 20 May 2020

Container Ref: 170/0569/18/SD

Enq: Building
Ph: 8366 9236

Dear Sir/Madam

Development No: 170/0569/18/SD
Description: STAGE 2 - FINAL - To divide land into 5 Torrens Title allotments and to construct 4 double storey row dwellings
Address: 10 Glen Avenue TRANMERE SA 5073
 12 Glen Avenue TRANMERE SA 5073

Pursuant to the provisions of regulation 74 of the Development Regulations 1993 the Council requires that the person proposing to undertake the building work shall give the Council :

- (a) one business day's notice of the commencement of building work on the site; and
 - (b) one business day's notice of the pouring of concrete footings on the site; and
 - (c) **two clear business day's notice of the installation of roof cladding on the building (enclosing of the trusses), together with the mandatory building supervisor's checklist (Expiation Fees apply to non compliance with this requirement) ; and**
 - (d) one business day's notice of completion of the building work;
- and the applicant is advised to ensure that those notifications are given.

The attached Statement of Compliance shall be submitted to your private certifier () within 10 business days of providing notice of completion of building work to Council (refer (d) above). The private certifier must provide a stamped copy to Council.

You are also advised that all activities associated with undertaking the development should be properly managed so as to avoid any waste material escaping from the subject land and prevent any damage to any adjacent road, footpath, kerb and gutter, drain, tree or other public asset.

In particular, before the commencement of any earthworks or construction, an appropriate refuse container should be installed on the subject land, and you should make arrangements to prevent damage to any public property by anyone attending the site.

Notwithstanding the above, you are advised that the applicant or any other person making use of this approval will be deemed to be responsible for repairing or otherwise making good to the reasonable satisfaction of the Council, any damage to any public asset caused as a result of the development being undertaken, whether or not the applicant or other person was present at the relevant time.

Any temporary toilet on the site shall be located as far from any occupied dwellings as is possible so as to minimise potential nuisance and offensiveness and lime shall at all times be available to cover the contents of any pit toilet.

Yours sincerely



Nigel Litchfield
Manager Planning Services



BCA Concepts Pty Ltd
L1, 50 Hindmarsh Square
Adelaide SA 5000
ABN: 71 630 306 428
P (08) 8425 7060
E adelaide@bcaconcepts.com.au
W www.bcaconcepts.com.au

CAMPBELLTOWN
CITY COUNCIL
6/05/2020
RECEIVED

BUILDING RULES DECISION NOTIFICATION FORM

For Development Application

BCA Concepts Job No.	20-00128
Development Number	170/0569/2018

To YOGO Design
10 Greenhill Road
Wayville SA 5034

Location of proposed development:

House No:	10 & 12	Lot No:	
Street:	Glen Avenue	Town/Suburb:	Tranmere
Section No (full/part):		Hundred:	
		Volume:	Folio:

Nature of proposed development:

Four, two storey row dwellings - final stage

Building classification:

1a and 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Development Plan Consent	7/5/19	6	—
Building Rules Consent	6/4/20	2	—
Public Space	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—

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

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

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

Date of Decision: 6 April 2020

Signed:

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



Conditions

1.

The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.

Reg 77
2.

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

BCA-P2.1

Performance Solution(s)

The following performance solution(s) have been formulated in determining this proposal:

Compliance Solution Proposal:	Use Hebel and Scyon Axon as External Wall Cladding
Building Element:	External Wall Cladding
Performance Requirements:	P2.1 Structure; P2.2 Damp and Weatherproofing; P2.3 Fire Safety; P2.6 Energy Efficiency
Performance Solution:	Refer to CodeMark Certificate of Conformity No: CM40049, CM40222(3)
Assessment Method:	BCA A2.2(2)(a) Evidence of Suitability in Accordance with Part A5

Notes:

Some drawings are stamped “tender issue”. Note any changes may require further review and consent.

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

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

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

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

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

Adequate roof truss chord restraints shall be provided at the maximum centres nominated in the truss calculations. Where purlins / battens are used to provide chord restraint and the purlin/ batten is



discontinuous and joined at a truss chord additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.

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

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

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

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

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

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

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

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

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

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

- (i) the method of termite risk management; and



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

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

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

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

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

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

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

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

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

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

Wet area details shall comply with BCA-3.8.1.2 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

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

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

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

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

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



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

A handwritten signature in blue ink, appearing to read 'T. Januskevicius', written over the printed name.

TOMAS JANUSKEVICIUS
Building Surveyor
Private Certifier Certificate of Registration No. 086

6 April, 2020

DECISION NOTIFICATION FORM

Development Number
170/0569/18/SD

To: TGPL Holdings (No.1) Pty Ltd
C/- SKS Surveys Pty Ltd
PO Box 325
STEPNEY SA 5069

FOR DEVELOPMENT APPLICATION DATED 07/06/2018
REGISTERED ON 15/06/2018

Location of Proposed Development: 10 Glen Avenue TRANMERE SA 5073
12 Glen Avenue TRANMERE SA 5073

Nature of Proposed Development: **STAGE 1 – FOOTINGS ONLY** - To divide land into 5 Torrens Title
allotments and to construct 4 double storey row dwellings
From: **THE CITY OF CAMPBELLTOWN**

Responsible Officer: Ian Wise
Enquiries : 8366 9301
Building Classification: 1a 10a

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Development Plan Consent	Granted	07/05/2019	6
Building Rules Consent	Granted	29/01/2020	2
DEVELOPMENT APPROVAL	Granted	18/02/2020	8

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision: 18/02/2020



Nigel Litchfield
Manager Planning Services

Date: 18 February 2020

Cc: TGPL Holdings (No.1) Pty Ltd
Level 1/100 Hutt Street
ADELAIDE SA 5000

CONDITIONS

Development Number: 170/0569/18/SD

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 170/0569/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Reason: To ensure that the development is conducted in accordance with the approval

2. The finished floor levels of the dwellings hereby granted approval shall be in accordance with the final approved Siteworks and Drainage Plan by Structural Civil Australia Consulting Engineers (Dwg No. 180961-C3), unless otherwise approved by Council.

Reason: To protect the dwelling from flooding and minimise the impact of earthworks and retaining walls on adjacent dwellings

3. The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by **Structural** Civil Australia Consulting Engineers Job No. 180961 with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

Reason: To reduce the risk of water damage to neighbouring properties and to limit the extent of flows to Council's stormwater system

4. The landscaping areas denoted on the plans attached to the development application hereby granted approval shall be established prior to the building(s) being occupied and shall be maintained in good condition at all times.

Reason: To maintain amenity of the site, streetscape and locality

5. The upper level windows on the side and rear elevations of all dwellings shall be fitted with manufactured obscure glass to a minimum height of 1.7 metres above the upper floor level, and such windows are to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to first occupation / use of the dwelling(s) and is to be maintained at all times, with any broken obscured glass replaced 'like for like' for the life of the development.

Reason: To minimise overlooking of adjoining properties

6. The existing buildings and structures shall be removed prior to the issue, by Council, of the certificate for clearance purposes pursuant to Section 51 of the Development Act 1993.

Reason: To provide for land fit for its intended purpose and to enable the creation of new titles

State Commission Assessment Panel Conditions (Land Division Consent)

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 \$20490 into the Planning and Development Fund (3 allotment(s) @ \$6830/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

The conditions (2) and notes attached to the Provisional Building Rules Consent granted by the Private Certifier form part of this Development Approval and should be read in conjunction with Council’s conditions and notes.

NOTES

1. Council must be in receipt of Building Indemnity Insurance prior to any works commencing.
2. Building work associated with this Development Approval must be substantially commenced within 12 months of the date of this approval. Should work not be substantially commenced after 12 months, a new development application will be required to be lodged and approved by Council.
3. A licensed builder or owner builder must provide a notice of completion in accordance with Regulation 83AB of the Development Act 1993 to the Council within 10 business days of completion of the building work. Where a private certifier has granted the building rules consent and is the relevant authority for the purposes of this regulation, the private certifier must forward the statement to the Council within 5 business days.

4. If this application involves development on the boundary or within close proximity of the boundary of the allotment, the applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
5. Any existing driveway inverts and crossovers that Council considers redundant as a result of development hereby approved, shall be reinstated at the applicant's expense and in accordance with Council specifications.
6. Pursuant to the Building Work Contractors Act, 1995 where an owner builder engages a sub-contractor to perform work or to supervise work then the sub-contractor must enter into a contract in writing setting out in full all of the contractual terms. The contractor also must take out a policy of Indemnity Insurance for each contract over \$12000 in value (Note: Pursuant to Regulation 83AB of the Development Regulations -1993, Part A of the Builders Written Statement needs to be signed by the licensed building work contractor who has carried out the relevant work or who was in charge of carrying out the relevant work to which the statement relates or if there is no such licensed building work contractor - a registered building work supervisor or a private certifier. Part B of the Builders Written Statement needs to be signed by the owner of the relevant land or by someone acting on his or her behalf). (ref Development Regulations 2008 Regulation 21)
7. During construction of the approved development should any friable or bonded Asbestos material be identified you are directed to contact Workplace Services, Mineral Fibres Unit on ph 8303 0405. Removal of any friable or bonded Asbestos material should be undertaken strictly in compliance Workplace Services Guidelines and the relevant provisions of the Occupational Health Safety and Welfare Act, 1995.
8. Any air conditioning unit installed as a part of the approved development should satisfy the requirements of the Environment Protection (Machine Noise) Policy 1994 and be located in a position which minimises impact on adjoining dwellings. Information concerning air conditioners can be found on the web site at www.epa.sa.gov.au or contact the EPA on ph 8204 2000.

In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone 8204 0300).

A handwritten signature in black ink, appearing to be 'Nigel Litchfield', written over a horizontal line.

Nigel Litchfield
Manager Planning Services

Date: 18 February 2020



BCA Concepts Pty Ltd
L1, 50 Hindmarsh Square
Adelaide SA 5000
ABN: 71 630 306 428
P (08) 8425 7060
E adelaide@bcaconcepts.com.au
W www.bcaconcepts.com.au

COUNCIL
COPY



BUILDING RULES DECISION NOTIFICATION FORM

For Development Application

BCA Concepts Job No.	20-00128
Development Number	170/0569/2018

To YOGO Design
10 Greenhill Road
Wayville SA 5034

Location of proposed development:

House No: 10 & 12 Lot No:
Street: Glen Avenue Town/Suburb: Tranmere
Section No (full/part): Hundred: Volume: Folio:

Nature of proposed development:

Four, two storey row dwellings – Stage 1 – footings only

Building classification:

1a and 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Development Plan Consent	7/5/19	6	—
Building Rules Consent	29/1/20	2	—
Public Space	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—

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

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

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

Date of Decision: 29 January 2020

Signed:

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



Conditions

1.

The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.

Reg 77
2.

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

BCA-P2.1

Notes:

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

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

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

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

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

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

- a)

the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and
- b)

the building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

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



This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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


TOMAS JANUSKEVICIUS
Building Surveyor
Private Certifier Certificate of Registration No. 086

29 January, 2020

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-77

TGPL HOLDINGS (NO 1) PTY LTD A LOT 301, 10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 301, 5/10 GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$260,800.00
Contract Date	13/11/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	TGPL HOLDINGS (NO 1) PTY LTD A F TGPL (NO 1) 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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-76

TGPL HOLDINGS (NO 1) PTY LTD A LOT 302, 10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 302, 4/10 GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$260,800.00
Contract Date	13/11/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	TGPL HOLDINGS (NO 1) PTY LTD A F TGPL (NO 1) 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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-75

TGPL HOLDINGS (NO 1) PTY LTD A LOT 303, 10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 303, 3/10 GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$260,800.00
Contract Date	13/11/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	TGPL HOLDINGS (NO 1) PTY LTD A F TGPL (NO 1) 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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-74

TGPL HOLDINGS (NO 1) PTY LTD A LOT 304, 10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 305, 2/10 GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$260,800.00
Contract Date	13/11/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	TGPL HOLDINGS (NO 1) PTY LTD A F TGPL (NO 1) 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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-70

TGPL HOLDINGS (NO 1) PTY LTD A LOT 305, 10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 305, 1/10 GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$260,800.00
Contract Date	13/11/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	TGPL HOLDINGS (NO 1) PTY LTD A F TGPL (NO 1) 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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-73

HESHENG INTERNATIONAL DEVELOPM LOT 201,10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 201, 12D/ GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$288,750.00
Contract Date	01/10/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	HESHENG INTERNATIONAL DEVELOPM NTS PTY LTD

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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-72

HESHENG INTERNATIONAL DEVELOPM LOT 202,10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 202, 12C/ GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$288,750.00
Contract Date	01/10/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	HESHENG INTERNATIONAL DEVELOPM NTS PTY LTD

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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-71

HESHENG INTERNATIONAL DEVELOPM LOT 203,10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 203, 12B/ GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$288,750.00
Contract Date	01/10/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	HESHENG INTERNATIONAL DEVELOPM NTS PTY LTD

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.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 600070979BWI-69

HESHENG INTERNATIONAL DEVELOPM LOT 204,10-12 GLEN AVE TRANMERE 5073	Name of Intermediary CBN - GENERAL INS AGENCIES PO BOX Y3136 ST GEORGES TERRACE PERTH WA 6000	Account Number 60BWICBN Date Issued 13/05/2020
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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 MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	LOT 204, 12A/ GLEN AVENUE TRANMERE SA 5073
Carried Out By	BUILDER AUTA HOMES GROUP PTY LTD ABN: 41 685 696 939
Declared Contract Price	\$288,750.00
Contract Date	01/10/2019
Builders Registration No.	RBLD263772
Building Owner / Beneficiary	HESHENG INTERNATIONAL DEVELOPM NTS PTY LTD

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.

ANNEXURE 'D'



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: 2659502

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

DATE OF ISSUE

26/03/2025

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
19025099		Z WANG		
PROPERTY DESCRIPTION				
12C GLEN AV / TRANMERE SA 5073 / LT 202 D123567				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1724765054	CT 6235/811	\$700,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	263.75
FINANCIAL YEAR 2024-2025	- REMISSION		\$	162.40
	- CONCESSION		\$	0.00
	+ ARREARS / - PAYMENTS		\$	-151.35
	= <u>AMOUNT PAYABLE</u>		\$	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 24/06/2025

See overleaf for further information



Government of
South Australia

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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7000236914</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

ANNEXURE 'E'



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: 2659502

DATE OF ISSUE

26/03/2025

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

ENQUIRIES:

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

OWNERSHIP NAME

Z WANG

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

12C GLEN AV / TRANMERE SA 5073 / LT 202 D123567

ASSESSMENT NUMBER

1724765054

TITLE REF.

(A "+" indicates multiple titles)

CT 6235/811

TAXABLE SITE VALUE

\$220,000.00

AREA

0.0149 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			
= <u>AMOUNT PAYABLE</u>	\$	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

24/06/2025



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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7000236823</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive



ANNEXURE 'F'

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 24765 05 4	CT6235811	26/3/2025	8557	2659502

CITI FORM 1 SERVICES PTY LTD
 314 MORPHETT ST
 ADELAIDE SA 5000
 helenw.suntide@gmail.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: Z WANG
 Location: 12C GLEN AV TRANMERE LT202 D123567
 Description: 6HG Capital Value: \$ 700 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/4/2020	Water rates	: 235.80
Sewer main available:	1/4/2020	Sewer rates	: 326.55
		Water use	: 294.84
		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	: 857.19CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 108.85 Bill: 4/6/2025

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

The last Water Use Year ended on 29/05/2024.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.



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.

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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:
Z WANG

Water & Sewer Account
Acct. No.: 17 24765 05 4

Amount: _____

Address:
12C GLEN AV TRANMERE LT202
D123567

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1724765054



Bill code: 8888
Ref: 1724765054

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

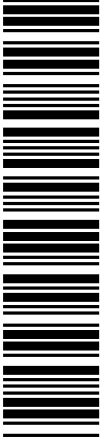
Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 1724765054



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

PURPOSE:		DIVISION	AREA NAME:		TRANMERE	APPROVED: 16/03/2020			
MAP REF:		6628/42/C	COUNCIL:		THE CORPORATION OF THE CITY OF CAMPBELLTOWN	DEPOSITED: 19/03/2020		D123567	
LAST PLAN:		DEVELOPMENT NO:		170/D100/18/001/58149		SHEET 1 OF 3			
AGENT DETAILS:		SKS SURVEYS PTY LTD 43 EDWARD STREET NORWOOD SA 5067 PH: 0418673705 FAX: 8332 1406		SURVEYORS CERTIFICATION:		I Scott John Bacchus , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 29th day of October 2019 16th day of March 2020 Scott Bacchus Licensed Surveyor			
AGENT CODE:		SKSS							
REFERENCE:		331918							
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN
CT	5302	680		ALLOTMENT(S)	52	D	3318	ADELAIDE	
CT	5202	510		ALLOTMENT(S)	53	D	3318	ADELAIDE	
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			
NEW	201	SHORT	EASEMENT(S)	A	PARTY WALL RIGHTS	B			
NEW	202	SHORT	EASEMENT(S)	B	PARTY WALL RIGHTS	A			
NEW	202	SHORT	EASEMENT(S)	C	PARTY WALL RIGHTS	D			
NEW	203	SHORT	EASEMENT(S)	D	PARTY WALL RIGHTS	C			
NEW	203	SHORT	EASEMENT(S)	E	PARTY WALL RIGHTS	F			
NEW	204	SHORT	EASEMENT(S)	F	PARTY WALL RIGHTS	E			
ANNOTATIONS: NO OCCUPATION ON SUBJECT LAND UNLESS OTHERWISE SHOWN PARTY WALLS ARE UNOCCUPIED									
ANNEXURE 'G'									

D123567

SHEET 2 OF 3

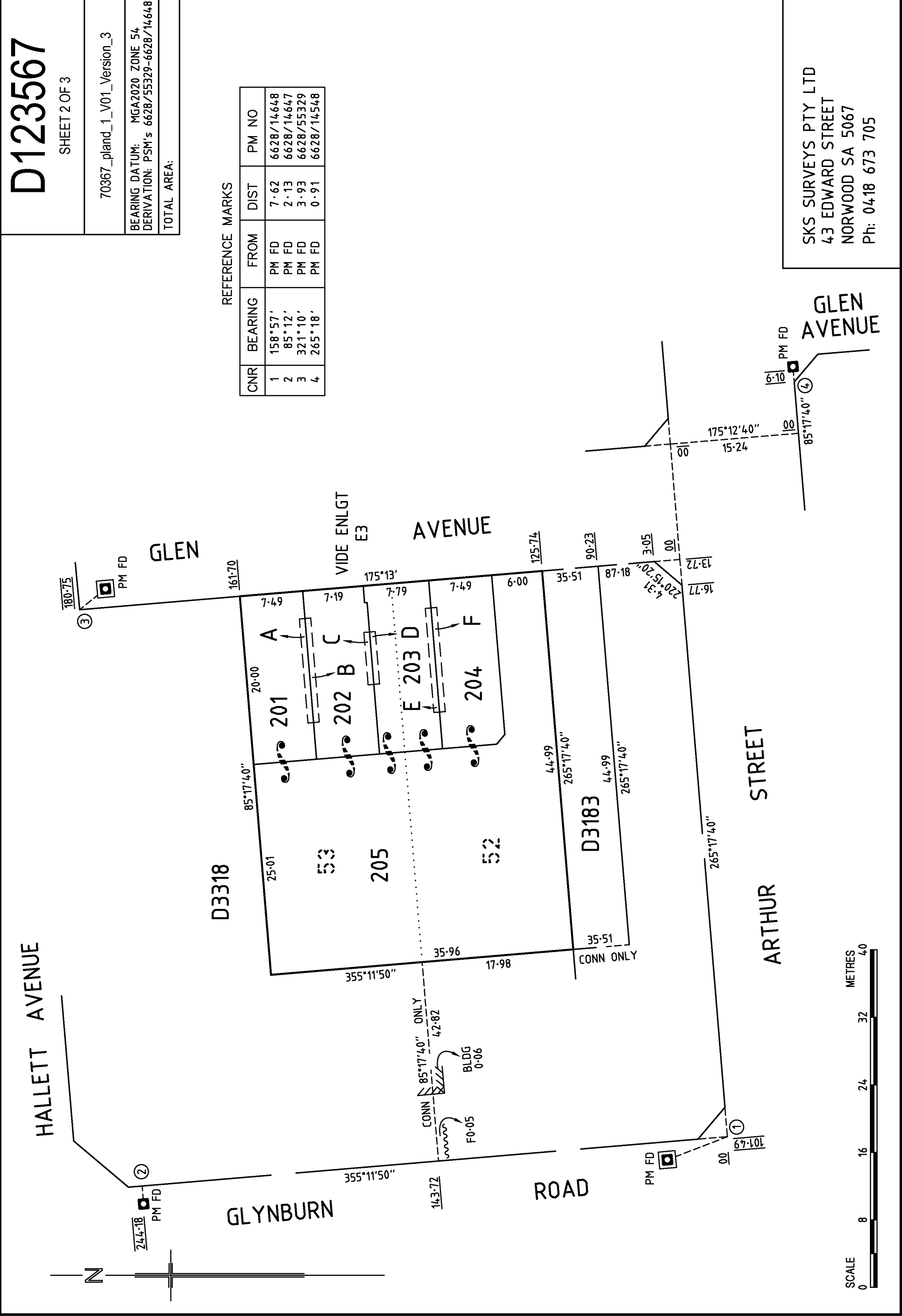
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BEARING DATUM: MGA2020 ZONE 54
DERIVATION: PSM's 6628/55329-6628/14648

TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	158°57'	PM FD	7.62	6628/14648
2	85°12'	PM FD	2.13	6628/14647
3	321°10'	PM FD	3.93	6628/55329
4	265°18'	PM FD	0.91	6628/14548



SKS SURVEYS PTY LTD
43 EDWARD STREET
NORWOOD SA 5067
Ph: 0418 673 705



D123567

SHEET 3 OF 3

70367_pland_2_V01_Version_3

SKS SURVEYS PTY LTD
43 EDWARD STREET
NORWOOD SA 5067
Ph: 0418 673 705

ENLARGEMENT E3

D3318

D3183

