

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:

Jodi Colita Page

Address:

22A Dianthus Crescent Modbury North SA 5092

4

Vendor's registered agent:

EXP Australia

Address:

Level 5 , Tower 2 , 121 King William Street Adelaide, SA 5000

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]*

Certificate of Title Register Book Volume 6186 Folio 995

Allotment 98 in Deposited Plan 114793 being the whole of the land, known as 22A Dianthus Crescent Modbury North SA 5092

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
22A Dianthus Crescent Modbury North SA 5092
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

Email: bjorn.kunzel@expaustralia.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:

Level 5 , Tower 2 , 121 King William 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; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

~~*I/We,~~ Jodi Colita Page

of 22A Dianthus Crescent Modbury North SA 5092

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

Date: 16-Apr-22

Signed: DocuSigned by:

Jodi Colita Page

F6AE0F87B3D6434...

Date:

Signed

Date:

Signed

Date:

Signed

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

(section 9)



To the purchaser:

I, Key Forms Pty Ltd

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

Exceptions:

Date: 14-Apr-22

Signed: DocuSigned by:

Cassie Filmer

77943B9782B2434...

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

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note -

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

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

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

Table of particulars

Column 1	Column 2	Column 3
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[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.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</p> <p>(c) the heading "6. Repealed Act conditions" and item 6.1; and</p> <p>(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.]</p> <p>[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.]</p> <p>[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 <i>each</i> such mortgage, charge or prescribed encumbrance.]</p> <p>[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 <u>all</u> 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.]</p>		

1. General

1.1	Mortgage of land	<div><div>Is this item applicable?</div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div><div></div><div>Number of mortgage (if registered):</div><div>12687669</div><div></div><div>Name of mortgagee:</div><div>Suncorp-Metway Ltd. (ACN: 010 831 722)</div><div></div></div>	<div><div><input checked="" type="checkbox"/></div><div>YES</div><div>NO</div></div>
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14 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

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):

5. Development Act 1993 (repealed)

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

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

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?

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

City of Tea Tree Gully Council Search page 2 & 11-42

Condition(s) of authorisation:

Refer attached Council Search

☒

NO

YES

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. This item and its heading must be included in the statement even if not applicable.]

Is this item applicable?

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

Are there attachments?

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

Nature of 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?

Are there attachments?

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

Date of notice:

Amount of levy payable:

13. *Heritage Places Act 1993*

13.1

section 14(2)(b) - Registration of an object of heritage significance

Is this item applicable?

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

Are there attachments?

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

Date of registration:

Description and location of object registered:

13.2

section 17 or 18 - Provisional registration or registration

Is this item applicable?

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

Are there attachments?

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

Description of place registered:

Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance?

If YES, give details:

13.3

section 30 - Stop order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

13.4 Part 6 - Heritage agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Description of property subject to agreement:

Name of parties:

Terms of agreement:

13.5 section 38 - "No development" order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

14. Highways Act 1926

14.1 Part 2A - Establishment of control of access from any road abutting the land

Is this item applicable?

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

Are there attachments?

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

Department for Infrastructure and Transport Response

Date of establishment of control of access:

10 May 1990

Description of boundary of land affected:

Refer to Department for Infrastructure and Transport Response attached

☒

NO

YES

29. Planning, Development and Infrastructure Act 2016

29.1	<div>Part 5 - Planning and Design Code</div> <div><i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i></div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div>City of Tea Tree Gully - PlanSA Data Extract for Section 7 Search Purposes</div> <div>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</div> <div>Certificate of Title: CT6186/995 Zone: GN General Neighbourhood Subzone: No Zoning Overlays: Overlays All structures over 15 meters Airport Building Heights (Regulated) Affordable Housing Building Near Airfields All structures over 15 meters Defence Aviation Area Hazards (Flooding - Evidence Required) Major Urban Transport Routes Prescribed Wells Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy Refer to attached City of Tea Tree Gully Search for further information and details pertaining to zoning overlays</div>	<div><input checked="" type="checkbox"/></div> <div>NO</div> <div>YES</div>
	<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>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?</div> <div>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</div> <div>Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.</div>	<div>NO</div> <div>NO</div> <div>UNKNOWN</div> <div>NO</div>	

29.2

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

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

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

<p>Is this item applicable?</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s)</i> <i>(and, if applicable, the part(s) containing the particulars):</i></p> <p><i>Date of order:</i></p> <p><i>Terms of order:</i></p> <p><i>Building work (if any) required to be carried out:</i></p> <p><i>Amount payable (if any):</i></p>	
<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	

Three rectangles are shown: a small square at the top left, a horizontal rectangle in the middle, and another horizontal rectangle at the bottom.

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

Is this item applicable?

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Is this item applicable?

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Page 10 of 10

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

Is this item applicable?

☐

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

☐

Are there attachments?

☐

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

☐

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

☐

Are there attachments?

☐

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

Is this item applicable?

Year	Percentage
1990	85%
1995	90%
2000	88%
2005	92%
2010	92%

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Is this item applicable?

□

□

Year	Percentage
1990	45
2000	65
2010	55

Year	Percentage
1990	45
2000	65
2010	55

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Age (Years)	Percentage (%)
18	10
25	25
30	45
35	65
40	85
45	95
50	100
55	100
60	100
65	100

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Is this item applicable?



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ANNEXURES

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

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

Council Search
Property Interest Report
Emergency Services Levy Certificate
Land Tax Certificate
SA Water Certificate
Department for Infrastructure and Transport Response
Deposited Plan 114793

(*Strike out whichever is not applicable)

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

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

Dated this Day of 20

Signed: _____

Purchaser(s)

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 6186/995)
06/04/2022 10:38AM
20220406002995

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6186 Folio 995

Parent Title(s) CT 5072/566

Creating Dealing(s) RTU 12671492

Title Issued 15/02/2017 Edition 2 Edition Issued 24/03/2017

Estate Type

FEE SIMPLE

Registered Proprietor

JODI COLITA PAGE
OF 22A DIANTHUS CRESCENT MODBURY NORTH SA 5092

Description of Land

ALLOTMENT 98 DEPOSITED PLAN 114793
IN THE AREA NAMED MODBURY NORTH
HUNDRED OF YATALA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON D114793 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON D114793 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

Dealing Number	Description
12687669	MORTGAGE TO SUNCORP-METWAY LTD. (ACN: 010 831 722)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 89

Administrative Interests NIL



CITY OF
TEA TREE GULLY
Naturally Better

Certificate No: **81291**
Receipt No: **568803**

Date: **06/04/2022**
Application No: **78424**

Searchlight Technology
PO Box 232 Rundle Mall
ADELAIDE SA 5000

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

www.teatreegully.sa.gov.au

Email: searches@cttg.sa.gov.au

CERTIFICATE

Section 187 (1) of the Local Government Act

Assessment No: **1056833**
Valuer General No: **2814040158**
Property Description: **LOT: 98 DP: 114793 CT: 6186/995**
Property Address: **22A Dianthus Crescent MODBURY NORTH 5092**
Owner: **Ms J C Page**

Residential Land Use 2021	\$1,662.80
Regional Landscape Levy 2021	\$39.28
Overdue/Arrears	\$0.00
Interest/Rounding	\$0.00
Legal Costs	-\$0.03
Less Rebate	\$0.00
Less Payments Received	-\$1,277.05
General Debtors	
Total Amount Due	\$425.00

6th June 2022

Please Note:

Further fines & interest may be applied to overdue accounts.

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

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

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

Delegated Officer:



We accept settlement payment of council rates
BPay Biller Code: 787911 / Reference # 1056833

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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



CITY OF
TEA TREE GULLY
Naturally Better

Date of Issue: 6 April 2022

Certificate Number 81291
Receipt Number 568803
Assessment Number 1056833

PO Box 571

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Searchlight Technology
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Valuer General No: 2814040158
Property Description: LOT: 98 DP: 114793 CT: 6186/995
Property Address: 22A Dianthus Crescent MODBURY NORTH 5092
Owner: Ms J C Page

Provision of Prescribed Information

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

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

Development Section

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993 (Repealed)	
Section 42 – Condition (that continues to apply) of a development authorisation)	16/06/2016 - Development Application APPROVAL 2016/110910 Detached Dwelling, Retaining Walls and Fencing 25/05/2016 - Development Application APPROVAL 2016/111094 Demolition of all existing structures 26/02/2016 - Development Application APPROVAL 2016/110482 Land Division (1 Allotment into 2)

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Repealed Act Conditions <i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i>	
Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts: Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning and Development Act 1966 (repealed) Planning Act 1982 (repealed)	Nil
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Refer PlanSA Extract
Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to the Property Interest Report
Section 127 – Condition (that continues to apply) of a development authorisation	Refer PlanSA Extract
Part 2 – Items to be included if land affected	
Development Act 1993 (repealed)	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
Public and Environmental Health Act 1987 (repealed) <i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i>	
South Australian Public Health Act 2011	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Additional Information (City of Tea Tree Gully) <i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i>	
Miscellaneous	Nil
Easements	EASEMENT - SA WATER EASEMENT - CITY OF TEA TREE GULLY
Septic	Nil
CWMS	No

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Particulars relating to Environment Protection

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

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

YES

/

NO

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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Note – Building Indemnity Insurance is not required for:

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- c) Domestic building work commenced before 1 May 1987; or
- d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 1996; or
- e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANSA EXTRACT

YES / NO

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

Disclaimer

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

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

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

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

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

Authorised Officer.....

Date.....06/04/2022.....



Data Extract for Section 7 search purposes

Valuation ID 2814040158

Parcel ID: D114793 A98

Certificate Title: CT6186/995

Property Address: 22A DIANTHUS CR MODBURY NORTH SA 5092

Zones

GN General Neighbourhood

Subzones

No

Zoning overlays

Overlays

All structures over 15 metres Airport Building Heights (Regulated)

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.

Building Near Airfields

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

All structures over 15 metres Defence Aviation Area

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

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.

Major Urban Transport Routes

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

Unknown

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

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

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

**DECISION NOTIFICATION FORM****Development Number:** 070/110910/2016

For Development Application: Date of Lodgement: 06/04/2016

TO:Construction Services Australia Pty Ltd
25 North Terrace
HACKNEY SA 5069**LOCATION OF PROPOSED DEVELOPMENT:**

22A Dianthus Crescent MODBURY NORTH 5092

Formal Property Title: LOT: 98 DP: 51579

Valuer General Number: 2814040000

Development Cost: \$193,220.00

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

Nature Of Proposed Development:

Detached Dwelling, Retaining Walls and Fencing

In respect of this proposed development you are informed that:

Nature Of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	06/06/2016	4
Building Rules Consent	REFER PRIVATE CERTIFIERS REPORT		
	Granted	09/06/2016	-
DEVELOPMENT APPROVAL	Granted	16/06/2016	4

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

Signature of Administration Officer: Building Rules Consent Assessed by Private Certifier
Planning Officer Nathan Grantham
Delegate of City of Tea Tree Gully

Date: 16/06/2016

PO Box 571 Modbury SA 5092
ABN 69 488 562 969Tel 08 8397 7444
Email cttg@cttg.sa.gov.auFax 08 8397 7400
www.teatreegully.sa.gov.au

APPLICATION NO: 070/110910/2016

APPROVED DATE: 16/06/2016

DEVELOPMENT PLAN CONSENT CONDITIONS

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/110910/2016 except where varied by any condition(s) listed below.
- (2) The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be completed within 2 months of the erection of the dwelling.
Reason: To preserve and enhance the amenity of the site and locality.
- (3) Free and unrestricted access must be available to the driveway and this area must be available for parking at all times.
Reason: To ensure appropriate off street carparking is provide at all times.
- (4) Two type 1 and one type 2 Stormwater Detention Tank(s) must be attached to the dwelling, with a minimum roof area connection of 140 square metres. The tank(s) must be installed as part of the stormwater disposal system and be installed within two months of the erection of the dwelling and must be maintained in good working order at all times.
Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for Condition 4 is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.

Note(s):

- (1) The Applicant/Owner is advised that any works undertaken on Council owned land (driveways, stormwater connections, etc) will require formal approval under the Local Government Act through Council's Civil Operations Department, prior to any works being undertaken. Please find attached the relevant application form for your convenience. For further information on this process, or the specifications and conditions relating to works on Council land, please contact Council's Civil Operations Department on 8397 7444.
- (2) NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at www.nbnco.com.au/newdevelopments. For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email newdevelopments@nbnco.com.au.
- (3) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (4) The detention and rainwater tank may be amalgamated provided the capacity and functionality of both tanks remains.

- (5) All earthworks must be confined to and contained entirely within the property boundaries and must not encroach on or over the roadside verge/reserve.
- (6) There shall be no structures, earthworks that exceed 0.5 metres of fill or 0.1 metres of excavation, or any other type of development that encroach on a City of Tea Tree Gully easement.
Reason: To provide adequate coverage and safe and convenient access to the infrastructure within Council's easement.

BUILDING RULES CONSENT CONDITIONS

REFER PRIVATE CERTIFIERS REPORT

MANDATORY NOTIFICATION

Note(s):

- (1) As the building owner proposes to carryout work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must at least 28 days before the building work has commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.
- (2) Smoke alarms complying with AS 3786 and connected to the consumer mains shall be interconnected and installed in accordance with Part 3.7.2.3 of the BCA by a Licensed Electrician.
Reason: In a Class 1 building, occupants must be provided with automatic warning on the detection of smoke so that they may evacuate in the event of a fire to a place of safety.
- (3) The door to the fully enclosed W/C is to open outwards, slide, or be readily removable from outside of the compartment in accordance with Part 3.8.3.3 of the Building Code of Australia.
Reason: To enable collapsed persons to be removed from the W/C.
- (4) The builder must provide a Written Statement to Council that the building work carried out is in accordance with the approved documents. The notice must be forwarded to Council within 10 business days of either the notice of completion or occupation of the building.
- (5) Stormwater shall be disposed of in such a manner so that none of the following conditions occur:
 - 1. the water enters or lies against the building;
 - 2. the water unduly affects the stability of the building or any other building on the same site;
 - 3. the water unduly creates any unhealthy or dangerous condition on the site or within the building;
 - 4. the water discharges into any drain leading to a sewerage system or to a common effluent drainage system and shall not be discharged so that it flows onto adjoining properties without the prior written consent of the property owners.*Reason: To prevent stormwater damage to buildings on the site and to adjoining premises.*

- (6) Roof framing must remain unconcealed for a minimum period of 2 clear business days after a notification of completion of roof framing (including top and bottom chord restraints, bracing and tie-downs) has been received by Council.

Reason: To provide a reasonable opportunity for Council to inspect the completed roof framing.

- (7) The person responsible giving notice of the completion of roof framing must, within 1 business day after the notice is given, provide to Council a duly completed supervisor's checklist relating to the roof framing signed by a registered work supervisor.

Reason: To confirm that the roof framing has been constructed in accordance with the approved plans and documentation.

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

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

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

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

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

I _____

—

of (address)

Telephone no: _____

email: _____

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

Lot: _____ House: _____

Street: _____

Suburb: _____ Postcode: _____

Development Application number (*where relevant*): _____

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

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

Signed: _____ Date: _____

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

Please Note:

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

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

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

Conditions

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

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

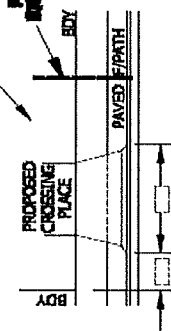
COUNCIL USE ONLY	Tick as applicable			
	Yes	No		
Application Fee Paid			Receipt No:	Date:
Application Approved (Arborist)			Name	
			Signed	Date
Application Approved (Civil)			Name	Date
			Signed	
Works Completed in accordance with Council Conditions			Name	Date
			Signed	
Comments/Special Conditions				

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

INCLUDE THE FOLLOWING INFORMATION ON DRAWING IF APPLICABLE:

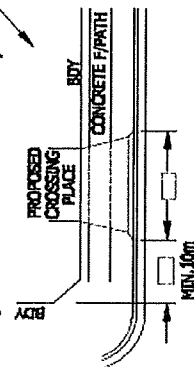
- DISTANCE AND WIDTH OF CROSSING PLACE FROM BOUNDARIES..... **EXAMPLE**

EXAMPLE



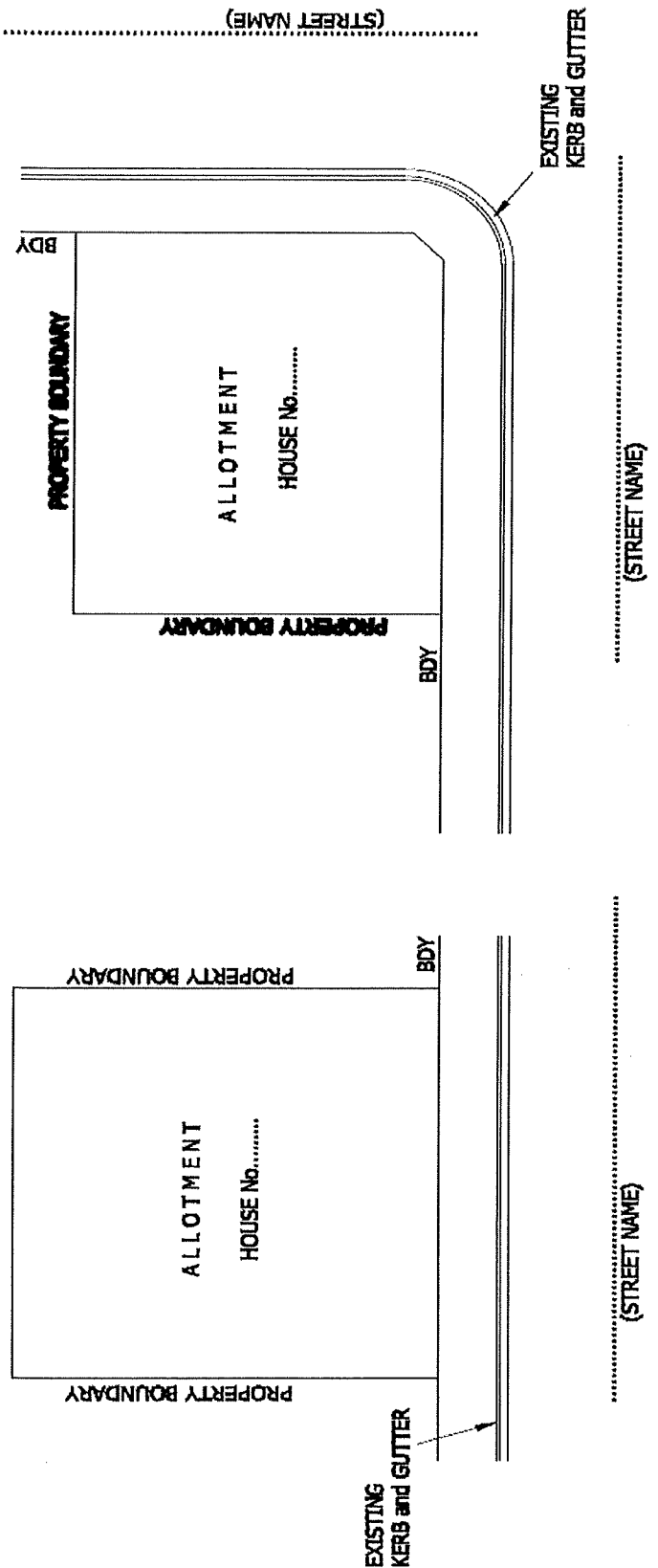
- DISTANCES TO CORNER
(FE ON CORNER ALL OTM)

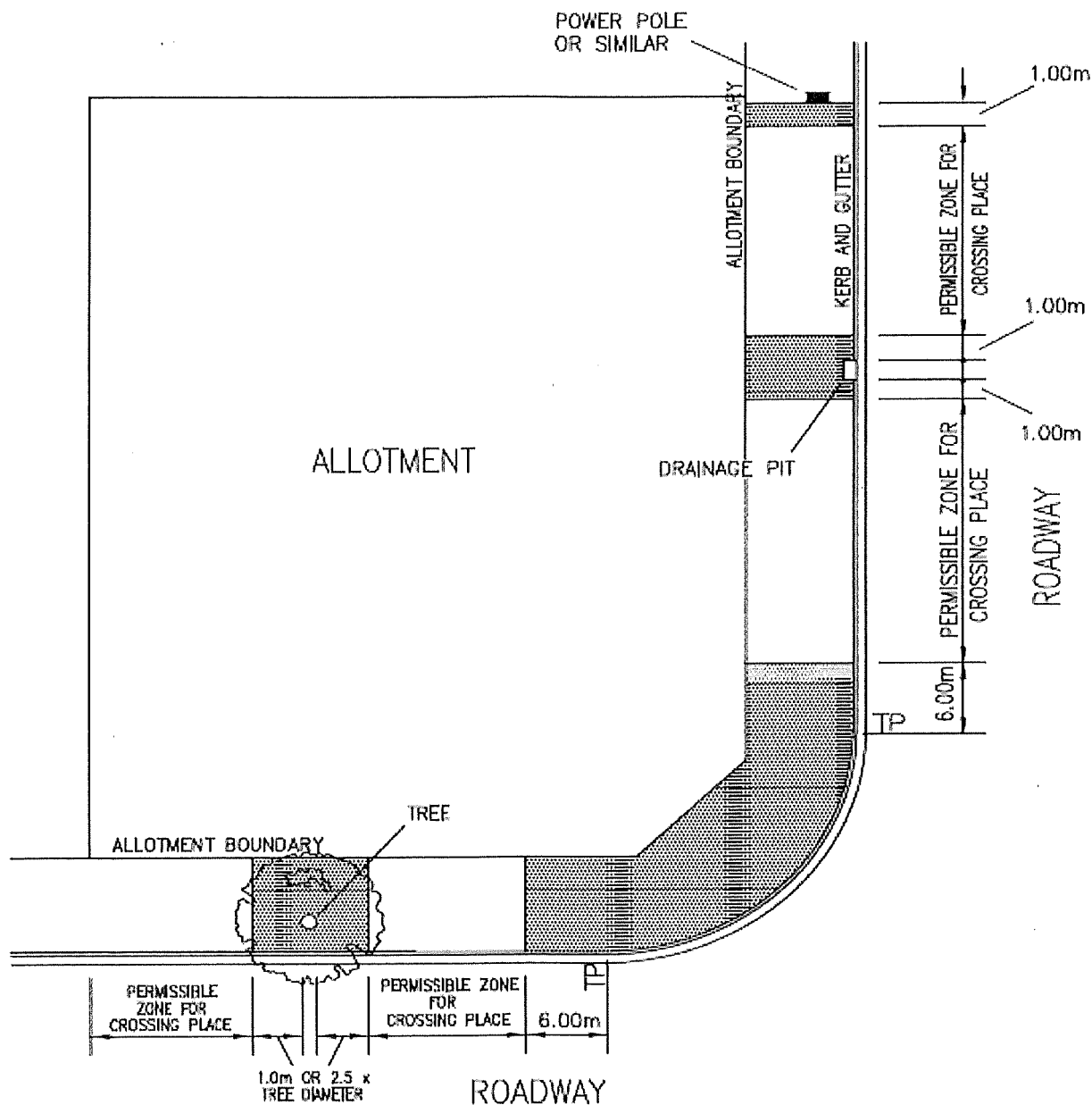
LINEMENT



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

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





NO CROSSING PLACE PERMITTED
WITHIN HATCHED AREAS.



CITY OF TEA TREE GULLY

PERMISSIBLE CROSSING PLACE LOCATIONS

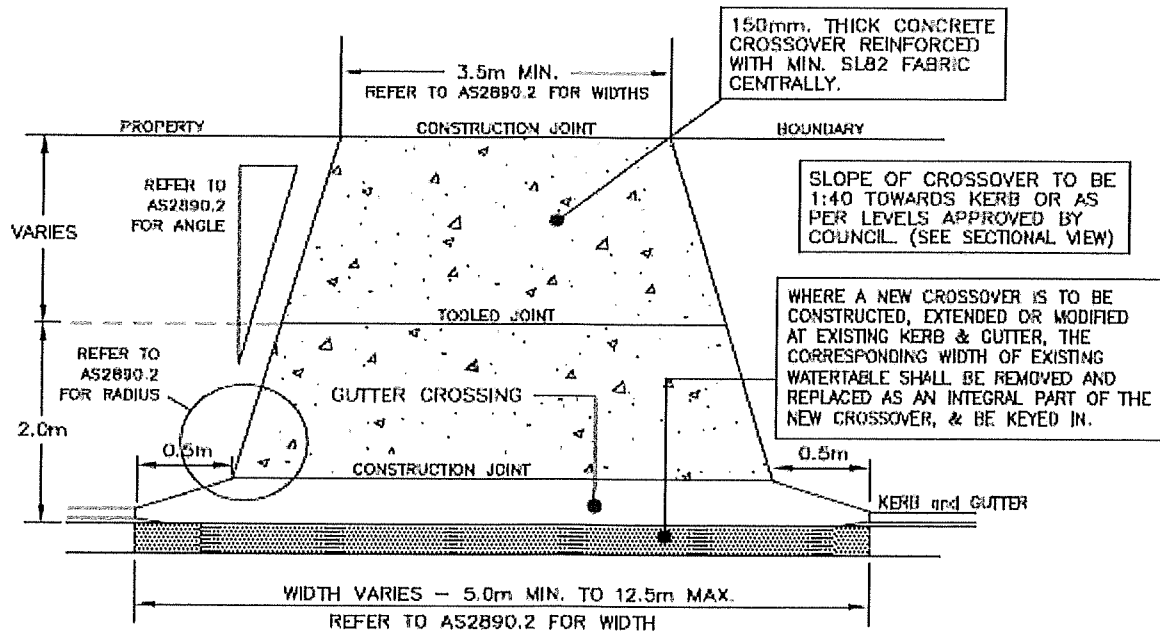
APPROVED

f. D. Alvin

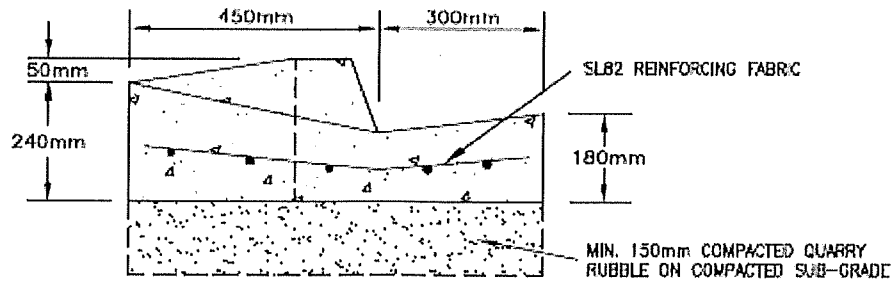
DATE: December 2012

DRG. No.

37/96/SD



PLAN OF VEHICLE CROSSOVER



SECTIONAL DETAIL OF GUTTER CROSSING

CONCRETE CROSSOVER

STRENGTH — N32 MIN.

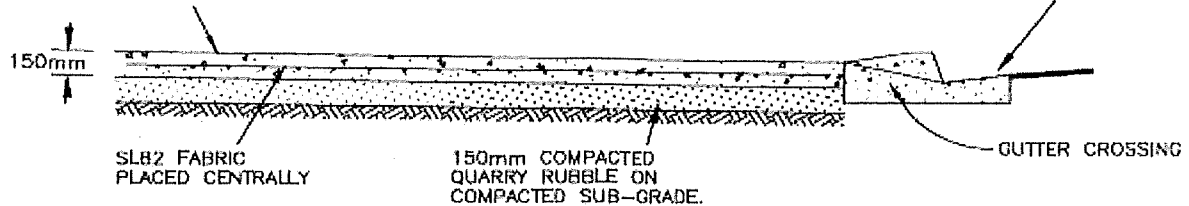
FINISH — LIGHT BROOM OR WOOD FLOAT, TOOLED EDGES and JOINTS.

PATTERNED CONCRETE CROSSOVER

TO BE NON-SLIP WITH MAX. DEPTH OF SURFACE IRREGULARITY NO GREATER THAN 5mm.

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

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



SECTIONAL VIEW OF VEHICLE CROSSOVER

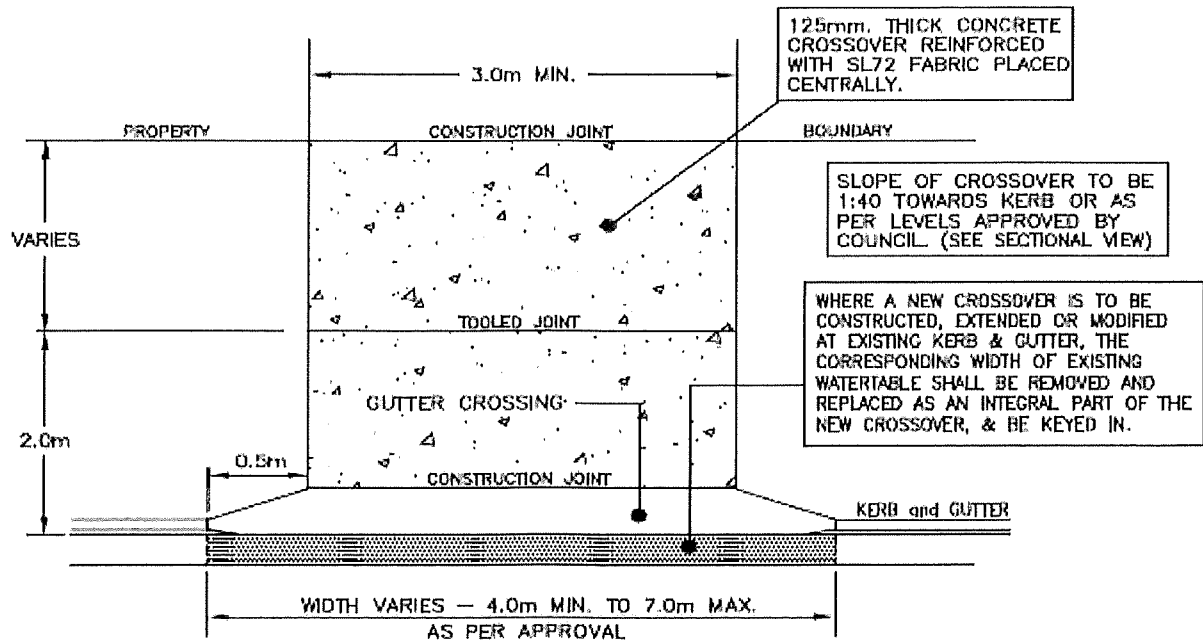


CITY OF TEA TREE GULLY

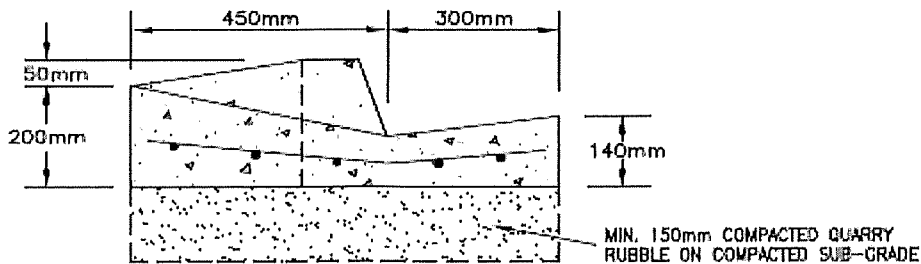
COMMERCIAL CONCRETE
VEHICULAR CROSSING PLACE

DRG. No.

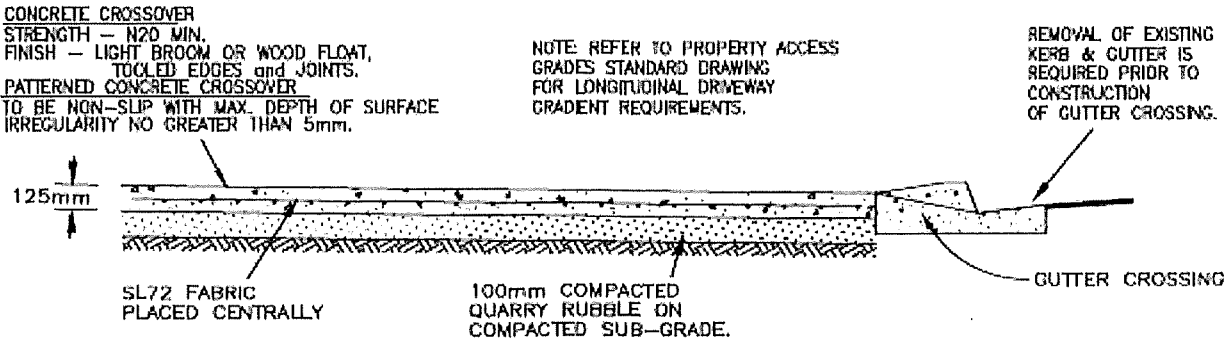
45/15/SD



PLAN OF VEHICLE CROSSOVER



SECTIONAL DETAIL OF GUTTER CROSSING



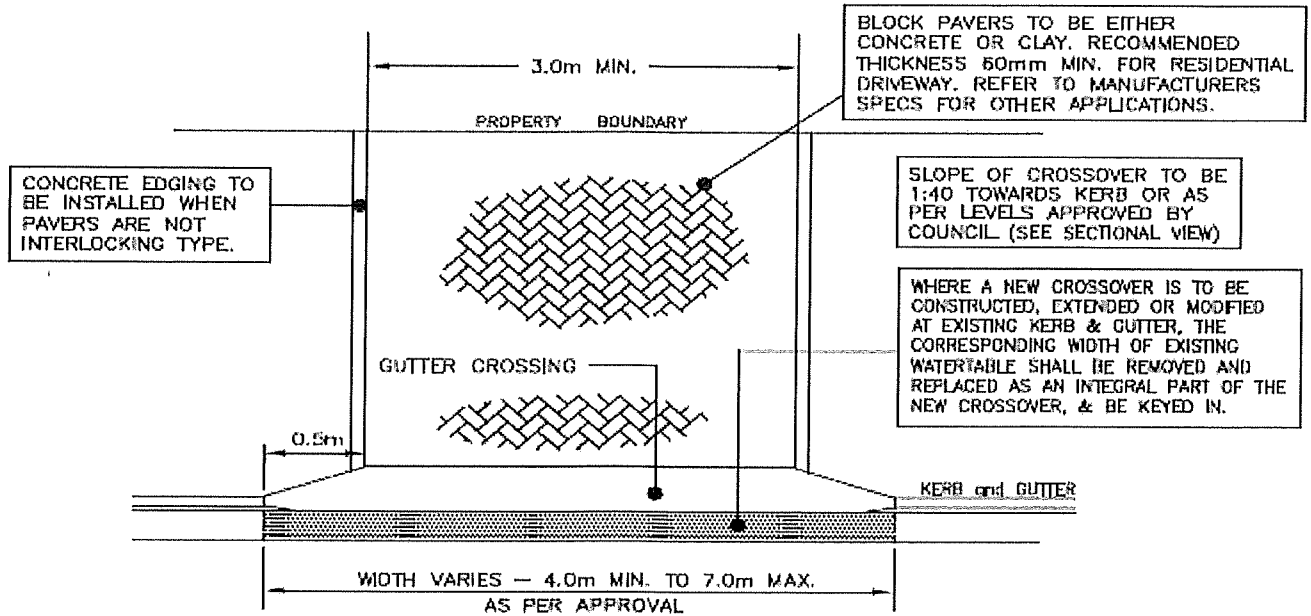
SECTIONAL VIEW OF VEHICLE CROSSOVER



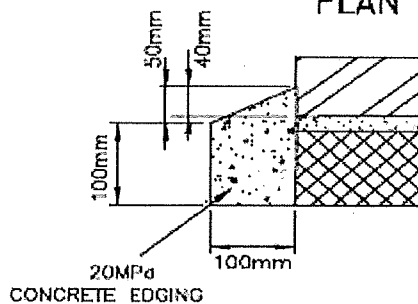
CITY OF TEA TREE GULLY

CONCRETE
VEHICULAR CROSSING PLACE

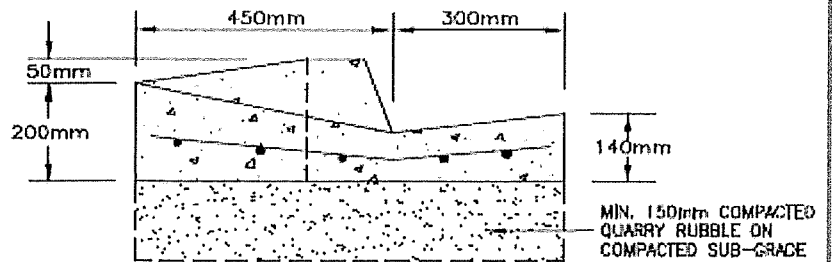
DRG. No.
1/15/SD



PLAN OF VEHICLE CROSSOVER

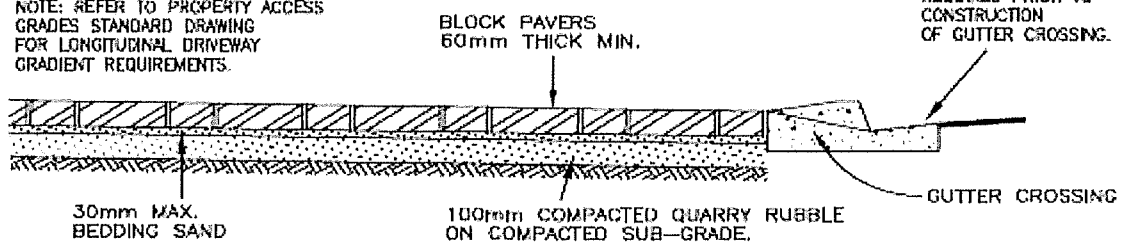


MINIMUM REQUIREMENT OF CONCRETE PLINTH



SECTIONAL DETAIL OF GUTTER CROSSING

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



SECTIONAL VIEW OF VEHICLE CROSSOVER

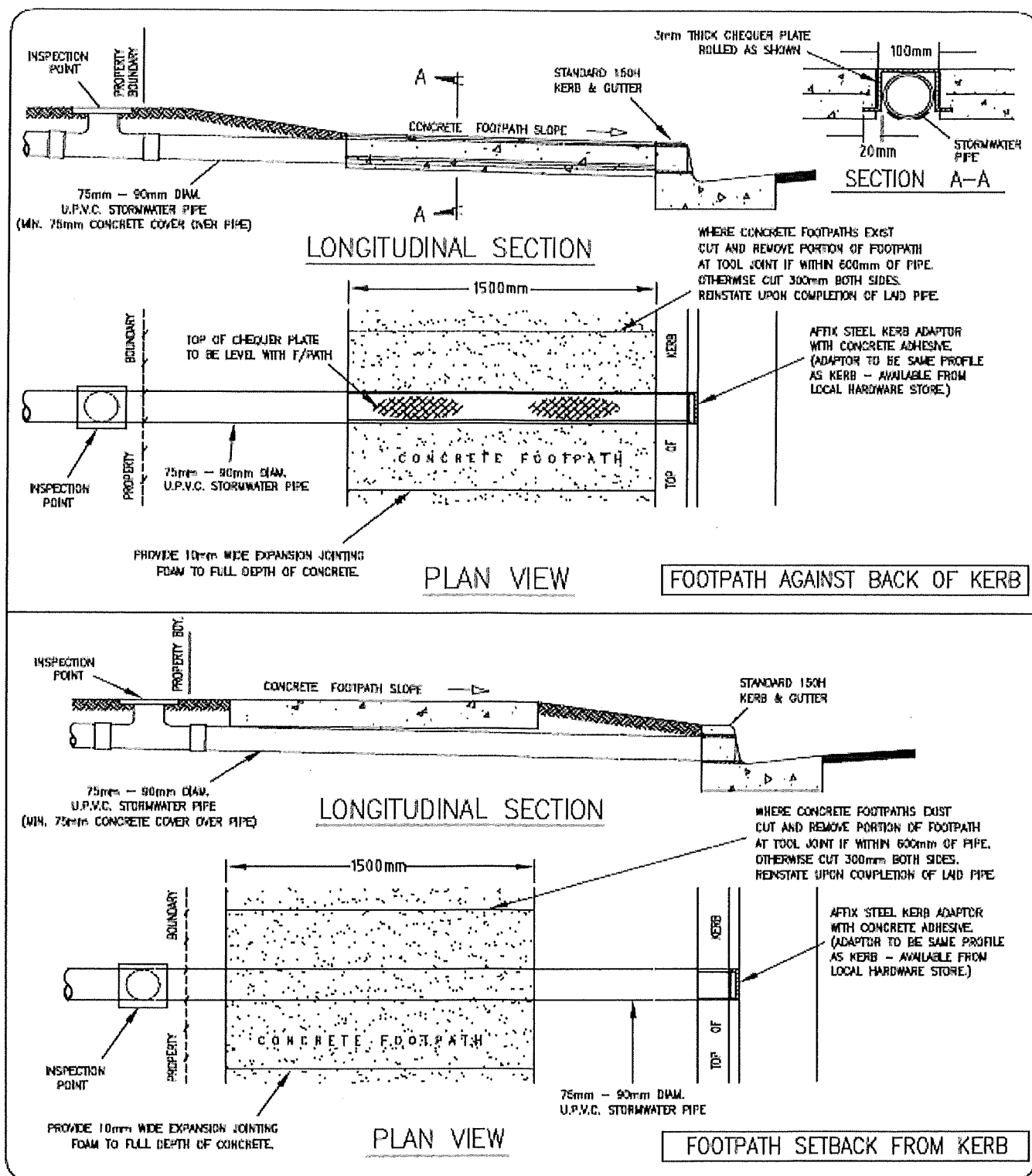


CITY OF TEA TREE GULLY

BLOCK PAVED
VEHICULAR CROSSING PLACE

DRG. No.

2/15/SD

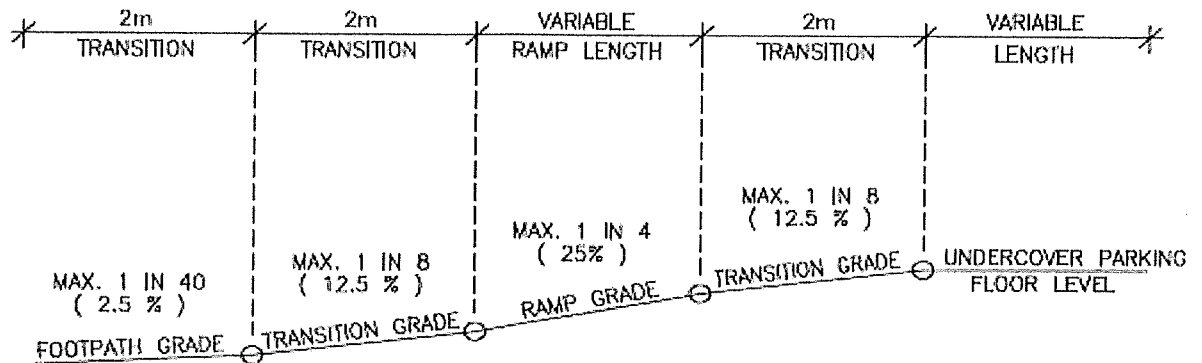


CITY OF TEA TREE GULLY

STORMWATER PIPE CONNECTION TO COUNCIL KERB & GUTTER

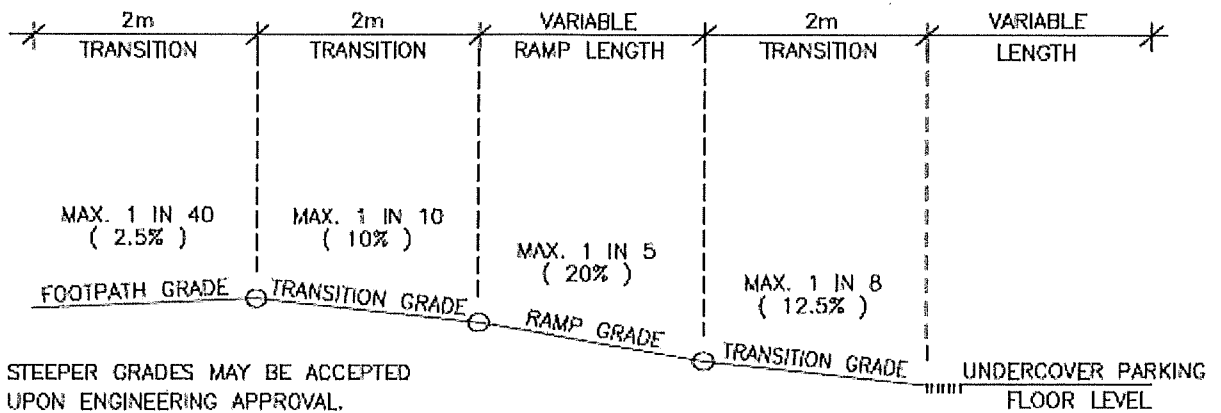
ORG. No.

62/15/SD



* STEEPER GRADES MAY BE ACCEPTED
UPON ENGINEERING APPROVAL.

LONGITUDINAL DRIVEWAY SECTION
HIGH SIDE OF ROAD



* STEEPER GRADES MAY BE ACCEPTED
UPON ENGINEERING APPROVAL.

LONGITUDINAL DRIVEWAY SECTION
LOW SIDE OF ROAD



CITY OF TEA TREE GULLY

PROPERTY ACCESS GRADES

DRG. No.

40/15/SD

Regulation 74 – Notifications during building work

Notice of compulsory notification of building work

To: City of Tea Tree Gully – Development Assessment Department

Development application number:Date: / /

Building work contractors name:

Address:

Telephone number: Licence number:

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

All buildings excluding swimming pools

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

Swimming Pools & Permanent Safety Barriers

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

Advisory Notice - Building Inspections

Dear Valued Customer,

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

Current Mandatory Notifications

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

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

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

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

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

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

How to Notify Council

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

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

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

Penalties for Non-Compliance

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

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

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

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

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

IMPORTANT INFORMATION – PLEASE READ

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

Operative life of your authorisation

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

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

Extension of time

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

Building near powerlines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity service and street mains. Further, building work near overhead electricity conductors sometimes creates dangerous situations, while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable for damages (see Part 6 of the *Electricity Act 1996*).

Variations

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

Reserved matters for assessment

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

Your right of appeal

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

Category 3 applications

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

Building work affecting neighbouring land

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

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

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

CITY OF TEA TREE GULLY
(DEVELOPMENT APPROVAL)
PRIVATELY CERTIFIED

Development Approval issued in accordance with
the Development Act 1993

Work must only take place in accordance with the
conditions attached to the development Approval

Salisbury 
DEVELOPMENT SERVICES
a Division of the City of Salisbury

DECISION NOTIFICATION

TO:

City of Tea Tree Gully
PO Box 571
MODBURY SA 5092

Development Number: 070/110910/2016

Reference: 626/2016/CS

FOR DEVELOPMENT APPLICATION

BRC LODGED DATE: 03-May-2016

APPLICANT

Construction Services Australia Pty Ltd
25 North Tce
HACKNEY SA 5069

LOCATION OF PROPOSED DEVELOPMENT:

Subject Site: Lot 9, Dianthus Crescent, Modbury North SA 5092

Parcel: Lot 9

Certificate of Title: Pathway Internal Title

Nature of Proposed Development:

DETACHED DWELLING, RETAINING WALLS AND FENCING

In respect of this proposed development you are informed that:

Nature of Decision	Consent	No. of Conditions
Development Plan Consent		
Building Rules Consent	GRANTED	NIL
Other	-	-
DEVELOPMENT APPROVAL	*NOTE	-

Building Classification: 10A - Garage 10B - Retaining Wall 10B - Fence 1A - Dwelling

This approval does not purport to represent final approval under the Development Act 1993, and does not provide approval for compliance with the conditions of the Development Plan Consent. If there were third party representations, any 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 Development Plan Consent.

***NOTE: No development may be undertaken unless the development is an approved development (Section 32). A development is an approved development if, and only if, a relevant authority has assessed the development against, and granted a consent in respect of each of the matters prescribed in Section 33 (1).**

Date of Decision: 09-Jun-2016

Signed:

Private Certifier: Jeffrey Shillabeer
Reg. Number: 106



CITY OF TEA TREE GULLY
(DEVELOPMENT APPROVAL)
PRIVATELY CERTIFIED

Development Approval issued in accordance with
the Development Act 1993

SALISBURY DEVELOPMENT SERVICES
BUILDING RULES CONSENT
SCHEDULE OF CONDITIONS

Work must only take place in accordance with the
Conditions attached to the development Approval

Regulation 42 Eleventh Schedule **Development Number:** 070/110910/2016

Reference: 626/2016/CS

BUILDING RULES CONSENT in respect of the proposed development is **GRANTED** subject to the following conditions:

NIL

Your attention is drawn to the Notes appended to this Consent. They have been included as a matter of information only, and do not profess to represent a definitive statement of requirements.



Signed:

Private Certifier: Jeffrey Shillabeer
Reg. Number: 106

Decision Date: 09-Jun-2016

CITY OF TEA TREE GULLY
(DEVELOPMENT APPROVAL)
PRIVATELY CERTIFIED

SALISBURY DEVELOPMENT SERVICES
BUILDING RULES CONSENT
APPENDED NOTES

Development Approval issued in accordance with
the Development Act 1993
Work must only take place in accordance with the
Conditions attached to the development Approval

Regulation 42 Eleventh Schedule **Development Number:** 070/110910/2016

Reference: 626/2016/CS

BUILDING RULES CONSENT in respect of the proposed development has been **GRANTED** subject to Conditions and the **NOTES** below are included for your attention:

Dwelling notifications

The Builder/Owner is required to give Council one business days notice of the following stages of construction;

- Prior to placement of concrete for footings or other structural purposes; and
- Where an Engineer carries out an inspection, a copy of the Engineer's inspection certificate shall be provided to the council within fourteen (14) days of the inspection date;
- Notification shall be provided, in writing, to the council at the completion of wall and roof framing, and prior to the fixing of any internal linings; and
- Within one business day of wall and roof framing notification a completed supervisor's checklist (as required by Regulation 74 of the Development Regulations 2008) shall be provided to council; and
- The roof framing shall not be concealed for a period of two (2) business days following the receipt of the above notification by the council, so as to allow council the opportunity to inspect the completed work; and
- At the completion of the building work, prior to hand over.

A person who breaches one of the above requirements is guilty of an offence.

Maximum penalty: \$10 000

Expiation fee: \$500

STATEMENT OF COMPLIANCE – Class 1 Buildings

A statement shall be supplied to Council by the Owner of the land on which the building work is carried out or, the responsible Licensed Builder, at the completion of the building work.

This statement shall be signed by the relevant person and shall declare that the building work carried out is in accordance with the relevant approvals.

A statement pro-forma is enclosed which may be used to submit to Council.

CONSTRUCTION WORK ON THE PROPERTY BOUNDARY

Where the building work or excavation is deemed to affect the stability of adjoining land or premises, the building owner must give 28 days notice to the adjoining land owner before any building work is commenced.

The building owner must take such precautions as may be prescribed to protect the affected land or premises.

CITY OF TEA TREE GULLY
(DEVELOPMENT APPROVAL)
PRIVATELY CERTIFIED

Development Approval issued in accordance with
the Development Act 1993

SALISBURY DEVELOPMENT SERVICES
BUILDING RULES CONSENT
APPENDED NOTES Continued

Work must only take place in accordance with the
Conditions attached to the development Approval

Regulation 42 Eleventh Schedule Development Number: 070/110910/2016

Reference: 626/2016/CS

TIMBER ROOF TRUSSES MANUFACTURED WITH NAIL PLATE CONNECTORS

Prefabricated timber roof trusses are manufactured to engineering standards and are designed for normal roof, ceiling and wind loads to suit specific jobs and conditions and do not include allowances for special loads such as solar units, water heaters, air conditioning, household storage, future building alterations / additions and attachments such as carports, verandahs, pergolas etc. Further advice must be sought from the truss designer / fabricator prior to construction.

Prefabricated timber roof trusses should not be unloaded on site unless there is a (level) area provided for their satisfactory storage. Trusses when stored on the job site should be placed on timber bearers clear off the ground and in a flat position to avoid distortion.

Any damaged trusses should be reported immediately and not repaired on site without approval of the truss fabricator. Where it is likely that the trusses will be stored on site for an extended period of time before erection, adequate provision should be made to protect them with a protective covering against the effects of the weather.

Prefabricated timber roof trusses are designed for specific loading, geometry and support conditions. Under no circumstances should truss timber members be cut, removed or trusses be modified in any way to permit the installation of building services without prior approval of the truss fabricator.

Variations to the original truss design / details must be provided to the relevant authority prior to installation.

Private Certifier: Jeffrey Shillabeer

Reg. Number: 106

Decision Date: 09-Jun-2016

CITY OF TEA TREE GULLY
(DEVELOPMENT APPROVAL)
PRIVATELY CERTIFIED

Salisbury
DEVELOPMENT SERVICES
a Division of the City of Salisbury

Schedule 22A - Certificate of Consistency

Development Approval issued in accordance with
the Development Act 1993
Working in accordance with the
Conditions attached to the development Approval

To: **City of Tea Tree Gully**

Development No:	070/110910/2016
Proposed Development:	DETACHED DWELLING, RETAINING WALLS AND FENCING
Site Address:	Lot 9, Dianthus Crescent , Modbury North SA 5092

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

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

I hereby certify in accordance with Regulation 92(2)(e) of the Development Regulations 2008 that the Building Rules Consent issued on 09-Jun-2016 for Lot 9, Dianthus Crescent , Modbury North SA 5092 is consistent with the following development authorisation (including any conditions and notes) giving Development Plan Consent 070/110910/2016 issued on **6-Jun-16** by City of Tea Tree Gully (*relevant authority*) subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of Section 93(2) of the Development Act 1993, which are necessary for compliance with the Building Rules or any other legislation specified therein.

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

Item	Legislation/Regulation/Code	Reason for variation
Nil		

Signed:



Private Certifier: Jeffrey Shillabeer
Reg. Number: 106

Date: 09-Jun-2016



CITY OF
TEA TREE GULLY
Naturally Better

DECISION NOTIFICATION FORM

Development Number: **070/111094/2016**

For Development Application: Date of Lodgement: 20/05/2016

TO:

Ms J C Page
22 Dianthus Crescent
MODBURY NORTH SA 5092

LOCATION OF PROPOSED DEVELOPMENT:

22 Dianthus Crescent MODBURY NORTH 5092

Formal Property Title: LOT: 9 ALP: SEC: SEC: 1582 DP: 10655 CT: 5072/566

Valuer General Number: 2814040000

Development Cost: \$8,000.00

Class(s): 1-10

Nature of Proposed Development:

Demolition of all existing structures

In respect of this proposed development you are informed that:

Nature Of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Not Required		
Building Rules Consent	Granted	25/05/2016	1
DEVELOPMENT APPROVAL	Granted	25/05/2016	1

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

Signature of Administration Officer: 

Building Officer: Mr M N Twigg
Delegate of City of Tea Tree Gully

Date: 25/05/2016

PO Box 571 Modbury SA 5092
ABN 69 488 562 969

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

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

APPLICATION NO: 070/111094/2016
APPROVED DATE: 25/05/2016

Building Rules Consent Conditions

- (1) The proposed demolition work shall be undertaken in accordance with Australian Standard AS2601-2001 (Demolition of Structures).

Reason: To ensure all demolition works are undertaken in accordance with AS 2601-2001 the Demolition of Structures.

Note(s):

- (1) As the building owner proposes to carryout work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must at least 28 days before the building work has commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.
- (2) The demolition is to be executed to ensure the protection of persons and vehicles in the vicinity. All vehicle and machinery movement to and from the site is to be managed to ensure the safety of persons and other vehicles within the vicinity, all demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition. The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements.
- (3) All services shall be disconnected in accordance with the relevant authorities requirements and sewer pipes must be capped off at the connection of the septic tank.
- (4) You are advised that it is an offence to undertake tree damaging activity in relation to a regulated or significant tree without the prior consent of Council. A tree damaging activity means:
- The killing or destruction of a tree; or
 - The removal of a tree; or
 - The severing of branches, limbs, stems or trunk of a tree; or
 - The ringbarking, topping or lopping of a tree; or
 - Any other substantial damage to a tree including severing or damaging any roots; and
- includes any other act or activity that causes any of the foregoing to occur, but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

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

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

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

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

- (6) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (7) Removal of asbestos materials must comply with the requirements of Safe Work SA, Level 4, World Park A, 33 Richmond Road, Keswick SA 5035 – Ph. 1300 365 255.
- (8) Ensure that all permissions are sought from the relevant authorities before demolition works are undertaken on site where there may be a Community Wastewater Management System (CWMS), easement or encumbrance.
- (9) The licensed builder or building owner responsible for the removal of the building shall ensure the removal or disposal of all garbage and waste materials from the site, and leave the site in a clean and tidy condition.

IMPORTANT INFORMATION – PLEASE READ

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

Operative life of your authorisation

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

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

Extension of time

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

Building near powerlines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity services and street mains. Further, building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable for damages (see Part 6 of the *Electricity Act 1996*)

Infrastructure installation

You are advised to contact appropriate servicing authorities (e.g. electricity and gas service providers etc) regarding their requirements before construction commences.

Your right of appeal

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

Building work affecting neighbouring land

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

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

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

Variations

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



CITY OF
TEA TREE GULLY
Naturally Better

DECISION NOTIFICATION FORM

Development Number: 070/D001/2016
070/110482/2016

For Development Application: Dated: 18/01/2016
Registered On: 04/02/2016

TO:

Ms J Page
c/- Mattsson & Martyn Surveyors
PO Box 248
MARDEN SA 5070

LOCATION OF PROPOSED DEVELOPMENT:

22 Dianthus Crescent MODBURY NORTH 5092

Formal Property Title: LOT: 9 ALP: SEC: SEC: 1582 DP: 10655 CT: 5072/566
Hundred: Yatala

Nature of Proposed Development:

Land Division (1 Allotment into 2)

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	26/02/2016	1
Land Division	Granted	26/02/2016	6
Land Division (Community)	-		-
Building Rules Consent	-		-
Public Space	-		-
Other	-		-
DEVELOPMENT APPROVAL	Granted	26/02/2016	7

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

Signature of Administration Officer:

Planning Officer: Mr N J Grantham
Delegate of City of Tea Tree Gully

Date: 26/02/2016

PO Box 571 Modbury SA 5092
ABN 69 488 562 969

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

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

APPLICATION NO: 070/D001/2016
070/110482/2016
APPROVAL DATE: 26/02/2016

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

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/D001/2016 (070/110482/2016) except where varied by any condition(s) listed below.

Note(s):

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at www.nbnco.com.au/newdevelopments. For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email newdevelopments@nbnco.com.au.

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

Development Assessment Commission Requirements

- (1) Payment of \$6488.00 into the Planning and Development Fund (1 allotment(s) @ \$6488.00/allotment).
Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide, 5001, or in person at Level 5, 136 North Terrace, Adelaide.
- (2) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
- (3) The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0042015).

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

The internal drains shall be altered to the satisfaction of the SA Water Corporation.

DPTI Condition

- (1) The subject site abuts a section of McIntyre Road that was proclaimed as controlled access road on 10th May 1990 pursuant to Part 2A of the Highways Act 1926. Department records show that there is no proclaimed or permitted means of access by which person and vehicles may directly enter or leave the controlled access road to/from this site. All access to/from Allotments 97 & 98 shall be gained from Dianthus Crescent only.

Council Requirements

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

IMPORTANT INFORMATION – PLEASE READ

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

Requirements for section 51 Clearance

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

Operative life of land division consent

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

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

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

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

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

Lapse of certificate

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

Extension of time

Land division consent

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

Section 51 certificate

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

Further building work relating to a land division

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

Reserved matters for assessment

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

Infrastructure installation

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

Your right of appeal

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

Property Interest Report

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

Title Reference	CT 6186/995	Reference No. 2352098
Registered Proprietors	J C*PAGE	Prepared 06/04/2022 10:38
Address of Property	22A DIANTHUS CRESCENT, MODBURY NORTH, SA 5092	
Local Govt. Authority	CITY OF TEA TREE GULLY	
Local Govt. Address	PO BOX 571 MODBURY SA 5092	

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

Table of Particulars

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

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (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 Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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. *Fences Act 1975***
- | | | |
|-----|---|--------------------------------------|
| 9.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |
|-----|---|--------------------------------------|
- 10. *Fire and Emergency Services Act 2005***
- | | | |
|------|---|---|
| 10.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply
Where the land is outside a council area, contact the vendor |
|------|---|---|
- 11. *Food Act 2001***
- | | | |
|------|---------------------------------|---|
| 11.1 | section 44 - Improvement notice | Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 11.2 | section 46 - Prohibition order | Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
- 12. *Ground Water (Qualco-Sunlands) Control Act 2000***
- | | | |
|------|---|---|
| 12.1 | Part 6 - risk management allocation | Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title |
| 12.2 | section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property | DEW Water Licensing has no record of any notice affecting this title |
- 13. *Heritage Places Act 1993***
- | | | |
|------|---|---|
| 13.1 | section 14(2)(b) - Registration of an object of heritage significance | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.2 | section 17 or 18 - Provisional registration or registration | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.3 | section 30 - Stop order | Heritage Branch in DEW has no record of any stop order affecting this title |
| 13.4 | Part 6 - Heritage agreement | Heritage Branch in DEW has no record of any agreement affecting this title
also
Refer to the Certificate of Title |
| 13.5 | section 38 - "No development" order | Heritage Branch in DEW has no record of any "No development" order affecting this title |
- 14. *Highways Act 1926***
- | | | |
|------|--|---|
| 14.1 | Part 2A - Establishment of control of access from any road abutting the land | Transport Assessment Section within DIT will respond with details that may be relevant to this item |
|------|--|---|
- 15. *Housing Improvement Act 1940 (repealed)***
- | | | |
|------|--|--|
| 15.1 | section 23 - Declaration that house is undesirable or unfit for human habitation | Contact the Local Government Authority for other details that might apply |
| 15.2 | Part 7 (rent control for substandard houses) - notice or declaration | Housing Safety Authority has no record of any notice or declaration affecting this title |
- 16. *Housing Improvement Act 2016***

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

- | | | |
|------|--|--|
| 25.1 | Part 4 Division 1 - Heritage agreement | DEW Native Vegetation has no record of any agreement affecting this title

also

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

also

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

also

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

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

- | | | |
|-------|--|--|
| 26.1 | section 97 - Notice to pay levy in respect of costs of regional NRM board | The regional landscape board has no record of any notice affecting this title |
| 26.2 | section 123 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 26.3 | section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 26.4 | section 135 - Condition (that remains in force) of a permit | The regional landscape board has no record of any notice affecting this title |
| 26.5 | section 181 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.6 | section 183 - Notice to prepare an action plan for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 26.7 | section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 26.8 | section 187 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.9 | section 193 - Protection order to secure compliance with specified provisions of the Act | The regional landscape board has no record of any order affecting this title |
| 26.10 | section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any order affecting this title |
| 26.11 | section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any authorisation affecting this title |

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Planning and Land Use Services in the Attorney-General's Department has no record of a Planning and Design Code Amendment on consultation affecting this title
-
- Following the repeal of the Development Act 1993 and its replacement with the Planning, Development and Infrastructure Act 2016 on 19 March 2021, all new Development Applications will now be assessed against the Planning and Design Code (The Code).**
- The Code is the cornerstone of South Australia's new planning system, and is the single source of planning policy for assessing development applications across the State. The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australians greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments. The Code has now replaced all South Australian Development Plans.**
- Further information on the Code is available on the PlanSA Portal.
<https://code.plan.sa.gov.au>**
- Or call 1800 752 664 (Option 1)**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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> | Public Health in DHW has no record of any condition affecting this title |

(revoked) Part 2 - Condition (that continues to apply) of an approval

also

Contact the Local Government Authority for other details that might apply

- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. ***South Australian Public Health Act 2011***

- 32.1 section 66 - Direction or requirement to avert spread of disease

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

- 32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. ***Water Industry Act 2012***

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

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

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. ***Other charges***

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
06/04/2022 10:38AM
20220406002995

Certificate of Title

Title Reference: CT 6186/995
Status: CURRENT
Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 89



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
06/04/2022 10:38AM
20220406002995

Certificate of Title

Title Reference CT 6186/995
Status CURRENT
Easement YES
Owner Number 11747222
Address for Notices 22 DIANTHUS CR MODBURY NORTH, SA 5092
Area 296M² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JODI COLITA PAGE
OF 22A DIANTHUS CRESCENT MODBURY NORTH SA 5092

Description of Land

ALLOTMENT 98 DEPOSITED PLAN 114793
IN THE AREA NAMED MODBURY NORTH
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12687669	SUNCORP-METWAY LTD. (ACN: 010 831 722)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2814040158	CURRENT	22A DIANTHUS CRESCENT, MODBURY NORTH, SA 5092

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
 06/04/2022 10:38AM
 20220406002995

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 89

Administrative Interests

NIL

Valuation Record

Valuation Number	2814040158
Type	Site & Capital Value
Date of Valuation	01/01/2021
Status	CURRENT
Operative From	01/07/2017
Property Location	22A DIANTHUS CRESCENT, MODBURY NORTH, SA 5092
Local Government	TEA TREE GULLY
Owner Names	JODI COLITA PAGE
Owner Number	11747222
Address for Notices	22 DIANTHUS CR MODBURY NORTH, SA 5092
Zone / Subzone	GN - General Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HGV
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D114793 ALLOTMENT 98	CT 6186/995

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$185,000	\$415,000			
Previous	\$176,000	\$395,000			

Building Details

Valuation Number	2814040158
Building Style	Conventional
Year Built	2017



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
06/04/2022 10:38AM
20220406002995

Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	142 sqm
Number of Main Rooms	5

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



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: 2352098

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

DATE OF ISSUE

06/04/2022

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

11747222

OWNERSHIP NAME

J C PAGE

PROPERTY DESCRIPTION

22A DIANTHUS CR / MODBURY NORTH SA 5092

ASSESSMENT NUMBER

2814040158

TITLE REF.

(A "+" indicates multiple titles)

CT 6186/995

CAPITAL VALUE

\$415,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2021-2022

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 222.10
\$ 147.60
\$ 0.00
\$ -124.50
\$ 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

05/07/2022



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2352098

DATE OF ISSUE

06/04/2022

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME		FINANCIAL YEAR	
J C PAGE		2021-2022	
PROPERTY DESCRIPTION			
22A DIANTHUS CR / MODBURY NORTH SA 5092			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
2814040158	CT 6186/995	\$185,000.00	0.0296 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 **05/07/2022**

See overleaf for further information



**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Account Number 28 14040 15 8	L.T.O Reference CT6186995	Date of issue 6/4/2022	Agent No. 7986	Receipt No. 2352098
--	------------------------------	---------------------------	-------------------	------------------------

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE VILLAGE SA 5125
admin@keyconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS JC PAGE
Location: 22A DIANTHUS CR MODBURY NORTH LT98 D114793
Description: 5HGV **Capital Value:** \$ 415 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2022

			\$
	Arrears as at: 30/6/2021	:	0.00
Water main available:	1/7/2017	Water rates	: 205.80
Sewer main available:	1/7/2017	Sewer rates	: 251.79
		Water use	: 180.35
		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	: 637.94CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 68.60 Sewer: 83.93 Bill: 6/4/2022

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

The last Water Use Year ended on 01/06/2021.

MAINS WATER USE CHARGE of \$105.09 should be added to the Balance Outstanding above.

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



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



South Australian Water Corporation

Name:

MS JC PAGE

Water & Sewer Account

Acct. No.: 28 14040 15 8

Amount: _____

Address:

22A DIANTHUS CR MODBURY NORTH
LT98 D114793

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2814040158



Biller code: 8888
Ref: 2814040158

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: 2814040158



**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



*In reply please quote LA220310
Enquiries to Joe Germinario
Telephone 8456 4891*

14 April 2022

Key Conveyancing Services
PO Box 1425
GOLDEN GROVE VILLAGE SA 5125
admin@keyconveyancing.com.au

**TRANSPORT PLANNING AND
PROGRAM DEVELOPMENT**

Transport Assessment

GPO Box 1533
Adelaide SA 5001

ABN 92 366 288 135

Dear Sir/Madam,

PROPERTY AT 22 DIANTHUS CRESCENT, MODBURY NORTH
ALLOTMENT 98 OF DEPOSITED PLAN 114793
HUNDRED OF YATALA
CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6186 FOLIO 995

I refer to your enquiry forwarded to Land Services SA - Section 7 Unit (Receipt No.2352098) concerning the above property.


This site abuts a section of McIntyre Road that was proclaimed as controlled access road on 10 May 1990 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there is no proclaimed or permitted means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site. All access is to be gained via Dianthus Crescent.

The property is not affected by the Metropolitan Adelaide Road Widening Plan, or any current proposal of this department.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Alan McInerney".

A/MANAGER, TRANSPORT ASSESSMENT
for **COMMISSIONER OF HIGHWAYS**

PURPOSE:		DIVISION		AREA NAME:		MODBURY NORTH		APPROVED:		<div><div>D114793</div><div>SHEET 1 OF 3</div><div>55933_text_01_v04_Version_4</div></div>	
MAP REF:		6628/32/E		COUNCIL:		CITY OF TEA TREE GULLY		DEPOSITED:			
LAST PLAN:				DEVELOPMENT NO:		070/D001/16/001/47297		ORAZIO DEANGELIS 02/02/2017			
AGENT DETAILS:		MATTSSON & MARTYN 380 PAYNEHAM ROAD PAYNEHAM SA 5070 PH: 83369955 FAX: 83369966			SURVEYORS CERTIFICATION:		I GREGORY CHARLES LANE , 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 15th day of November 2016 12th day of January 2017 Gregory Lane Licensed Surveyor				
AGENT CODE:		MAT2									
REFERENCE:		P13212/07/15									
SUBJECT TITLE DETAILS:											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	
CT	5072	566		ALLOTMENT(S)	9	D	10655	YATALA			
OTHER TITLES AFFECTED:											
EASEMENT DETAILS:											
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				CREATION	
EXISTING	97.98	SERVICE	EASEMENT(S)	A	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION				223LG RPA	
EXISTING	97.98	SERVICE	EASEMENT(S)	A	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA				223LG RPA	
ANNOTATIONS:											
NO OCCUPATION EXISTS ON BOUNDARIES OF THE SUBJECT LAND UNLESS SHOWN OTHERWISE. NO PHYSICAL EVIDENCE OF EASEMENT A.											

D114793

SHEET 2 OF 3

55933_pland_1_V02_Version_4

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSMs 6628/5323-6628/26526

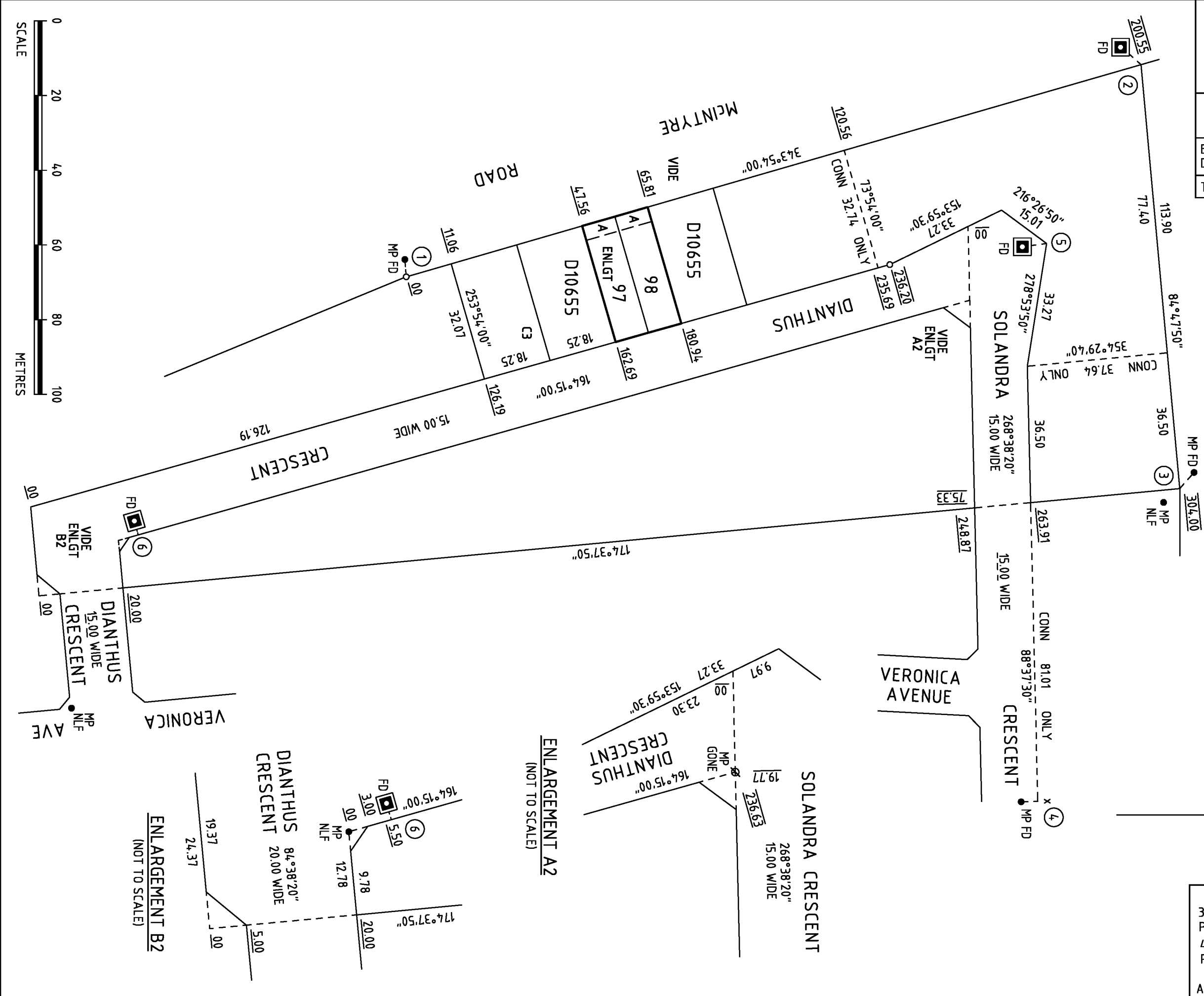
TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO
1	85°21'	MP FD	0.97	
2	11°14'	PSM FD	1.99	6628/5323
3	140°59'	MP FD	3.61	
4	11°27'	MP FD	0.46	
5	4°44'	PSM FD	9.08	6628/52792
6	74°15'	PSM FD	0.25	6628/26526

ORIG FIX

MATTSSON & MARTYN
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SHEET 3 OF 3

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