

CERTIFICATE OF TITLE

CT Volume 6229 Folio 910

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6229 Folio 910

Parent Title(s) CT 5174/242
Creating Dealing(s) ACT 13184565
Title Issued 21/10/2019 Edition 3 Edition Issued 19/03/2020

Diagram Reference

Estate Type

FEE SIMPLE

Registered Proprietor

NIKITA JACQUELINE SCHUTZ
OF UNIT 2 15 CAPEVIEW CRESCENT HACKHAM SA 5163

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 41915
IN THE AREA NAMED HACKHAM
HUNDRED OF NOARLUNGA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED F ON C41915 TO THE MINISTER FOR INFRASTRUCTURE (T 3155883)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED G ON C41915 TO THE MINISTER FOR INFRASTRUCTURE (T 3163493)

Schedule of Dealings

Dealing Number	Description
13268072	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
03/10/2019	13184566	SCHEME DESCRIPTION	FILED
03/10/2019	13184567	BY-LAWS	FILED
03/10/2019	13184568	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

FORM R3

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.

LOCAL AUTHORITY SEARCH

CT Volume 6229 Folio 910

LOCAL GOVERNMENT RATES SEARCH

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

19 June 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 82067
 Valuer General No : 8612291810
 Valuation : \$550,000.00
 Owner : Miss Nikita Schutz
 Property Address : 2/15 Capeview Crescent HACKHAM SA 5163
 Volume/Folio : CT-6229/910
 Lot/Plan No : Community Plan Parcel 2 CP 41915
 Ward : 06 Southern Vales Ward

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

Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges	-\$143.38
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$0.00

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

Total Rates Levied 2024-2025	\$1,838.23
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If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$0.00
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year	-\$1,694.85
Overpayment	-\$125.15
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
Balance - rates and other monies due and payable	\$0.00
Property Related Debts	\$0.00

BPAY Biller Code: 421503
Ref: 1478740820673

TOTAL BALANCE**-\$125.15**

AUTHORISED OFFICER
Kate Vonow

This statement is made the 19 June 2025

T: (08) 8384 0666
E: mail@onkaparinga.sa.gov.au

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

IMPORTANT INFORMATION REGARDING SEARCHES

Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

Attention Conveyancers

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: Section 7 certificates remain valid for a 30 day period only.

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- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

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- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S73247/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Eckermann Vendor Statements
PO Box 191
CAMPBELLTOWN SA 5074

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	117984
VALUER GENERAL NO	:	8612291810
VALUATION	:	\$550,000.00
OWNER	:	Miss Nikita Schutz
PROPERTY ADDRESS	:	2/15 Capeview Crescent HACKHAM SA 5163
VOLUME/FOLIO	:	CT-6229/910
LOT/PLAN NUMBER	:	Community Plan Parcel 2 CP 41915
WARD	:	06 Southern Vales Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993 (repealed)

Section 42

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

Application Number	145/6025/2018
Description	Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings, garages, verandahs and retaining walls
Decision	Approved
Decision Date	10 September 2018

Development Plan Consent Conditions

- All development shall be completed and maintained in accordance with the following plans and documents:
 - Elevation drawings: Residence 1-9 Drg. No: 1822/18 Dated March 2018
 - Elevation drawings: Residences 10-11 Drg. No: 1822/18 Issue Ref: A amended 9 April 2018
 - Floor plan: Residences 1-9 Drg. No: 1822/18 Dated March 2018
 - Floor plan: Residences 10-11 Drg. No: 1822/18 Issue Ref: A amended 9 April 2018
 - Building envelope plan Drg. No: 1822/18 Dated March 2018
 - Stormwater Management Plan SW1C dated 3 May 2018 and revised A,B,C.
 - Stormwater Management Report, CRW Consulting Engineers dated 23 March 2018
 - Landscaping Plan Drg. No: 1822/18 Dated March 2018and any other plans and documents submitted with and forming part of the development application, except where varied by the following conditions.
- The following requirements shall be fulfilled prior to council issuing a Certificate of Compliance pursuant to Section 51 of the Development Act 1993 to the State Commission Assessment Panel:
 - to facilitate safe and convenient access the stobie pole depicted to be relocated shall be relocated
 - building rules consent shall be granted for the dwellings.
- The landscaping as detailed shall be established within three (3) months of the occupation of the development and shall be maintained in good condition at all times. Any diseased, dying or dead vegetation shall be promptly replaced to the satisfaction of council.
- The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1.
- The driveway invert shall be compliant with council standards SD-105 and SD-420.
- Alteration to council infrastructure to facilitate bin collection along Main South Road shall be undertaken in accordance with council standards SD-330.
- During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
- That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site

- ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure, and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.
9. *The following conditions are imposed by Department of Planning Transport and infrastructure;*
- All vehicular access to/from the site shall be gained via Capeview Crescent only.
 - Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Main South Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Building Rules Consent Conditions

For Building Rules consent conditions refer to the attached Private Certifiers decision notification form.

Conditions of consent:

1. Where a builder is engaged to do this domestic building work, a "Certificate of Insurance" is to be lodged with the council by the owner. Where the work is to be carried out by the owner, then a licensed "building supervisor" must be engaged to supervise the work *prior* to work commencing and you are reminded that building indemnity insurance is required where individual work contracts exceed \$12,000. Details must be submitted to council on or before the giving of notice of commencement of the building work under Regulation 74 of *Development Regulations 2008*. (Regulation 21(2) & 83AB).
2. The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the *Development Regulations 2008* is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the *Development Act 1993*. (Section 60, Regulation 75).
3. Building work must be in accordance with Building Code and approved documents. Variations to design, materials or systems affecting building safety or occupant health must be approved in writing prior to variations occurring. (Section 33(1)).
4. The development proposal must conform to the development plan consent requirements, including any conditions of that consent subject to any specified Schedule 22A certificate of consistency variations. (Section 93).

Development Assessment Commission requirements

10. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0074735).
11. For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SAW Land Developments on 74241119.
12. Payment of \$68300 into the Planning and Development Fund (10 allotment/s @ \$6830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked Not Negotiable and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
13. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Application Number	145/2369/2018
Description	Variation to DA 6025/2018 - Condition 2 relocation of stobie pole
Decision	Approved
Decision Date	18 October 2018

Development Plan Consent Conditions

1. All development shall be completed and maintained in accordance with the plans and documents submitted with and forming part of the development application.

Planning Act 1982 (repealed)

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

Building Act 1971 (repealed)

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

Planning and Development Act 1966 (repealed)

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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Native Vegetation

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

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 Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along 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 designated State Heritage Place/Area? NO

Is the land designated as a Local Heritage Place? NO

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

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

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

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

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

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

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

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

Section 127

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

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

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

Section 50(2)

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

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

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

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

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

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice *issued against the land* NO

Section 46

Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157

Fire safety notice NO

Section 192 or 193

Land Management Agreements NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space NO

Section 198(2)

Agreement to vest land in a council or the Crown to be held as open space NO

<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

South Australian Public Health Act 2011

<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land	NO
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Particulars relating to environment protection

<i>Further information held by council</i> 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 <i>Development Act 1993</i>) or the <i>Planning, Development and Infrastructure Act 2016</i> ?	NO
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Note –

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

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

It should be noted that –

- the approval of development by a council does not necessarily mean that the development has taken place;
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

General

Easement

NO

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

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

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

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

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

This statement is made the 19 June 2025



Emma Moyle
Coordinator Development Support
AUTHORISED OFFICER

PROPERTY INTEREST REPORT

CT Volume 6229 Folio 910

Property Interest Report

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

Title Reference	CT 6229/910	Reference No. 2683379
Registered Proprietors	N J*SCHUTZ	Prepared 18/06/2025 16:20
Address of Property	Unit 2, 15 CAPEVIEW CRESCENT, HACKHAM, SA 5163	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

also

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

also

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

also

Contact the vendor for these details |

6. Repealed Act conditions

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

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

also

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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 | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

20. **Local Government Act 1934 (repealed)**

- | | | |
|------|---|---|
| 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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|--|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 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.

ESL CERTIFICATE

CT Volume 6229 Folio 910



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: 2683379

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

19/06/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
1836833*	N J SCHUTZ			
PROPERTY DESCRIPTION				
U2 15 CAPEVIEW CR / HACKHAM SA 5163				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8612291810	CT 6229/910	\$550,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	207.20	
	- REMISSION	\$	127.60	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-129.60	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2024-2025				

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 17/09/2025



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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7003092710</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

LAND TAX CERTIFICATE

CT Volume 6229 Folio 910



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: 2683379

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

19/06/2025

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

OWNERSHIP NAME N J SCHUTZ		FINANCIAL YEAR 2024-2025	
PROPERTY DESCRIPTION U2 15 CAPEVIEW CR / HACKHAM SA 5163			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
8612291810	CT 6229/910	\$205,000.00	0.0310 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 17/09/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7003092629</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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SA WATER CERTIFICATE

CT Volume 6229 Folio 910

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

South Australian Water Corporation

Name: N J SCHUTZ Water & Sewer Account Acct. No.: 86 12291 81 0 Amount: _____

Address:
U2 15 CAPEVIEW CR HACKHAM LT2
C41915

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8612291810



Bill code: 8888
Ref: 8612291810

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: 8612291810



TITLE VALUATION PACKAGE

CT Volume 6229 Folio 910

Certificate of Title

Title Reference CT 6229/910
Status CURRENT
Easement YES
Owner Number 1836833*
Address for Notices UNIT 2, 15 CAPEVIEW CR HACKHAM, SA 5163
Area 310m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

NIKITA JACQUELINE SCHUTZ
OF UNIT 2 15 CAPEVIEW CRESCENT HACKHAM SA 5163

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 41915
IN THE AREA NAMED HACKHAM
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 13268071
Dealing Date 05/03/2020
Sale Price \$325,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13268072	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8612291810	CURRENT	Unit 2, 15 CAPEVIEW CRESCENT, HACKHAM, SA 5163

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
03/10/2019 14:48	13184566	SCHEME DESCRIPTION	FILED
03/10/2019 14:48	13184567	BY-LAWS	FILED
03/10/2019 14:48	13184568	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8612291810
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2020
Property Location	Unit 2, 15 CAPEVIEW CRESCENT, HACKHAM, SA 5163
Local Government	ONKAPARINGA
Owner Names	NIKITA JACQUELINE SCHUTZ
Owner Number	1836833*
Address for Notices	UNIT 2, 15 CAPEVIEW CR HACKHAM, SA 5163
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C41915 LOT 2	CT 6229/910

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$205,000	\$550,000			
Previous	\$182,000	\$495,000			

Building Details

Valuation Number	8612291810
Building Style	Conventional
Year Built	2019
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Colourbond
Equivalent Main Area	150 sqm
Number of Main Rooms	5

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

PLAN

CT Volume 6229 Folio 910

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	HACKHAM	RE-APPROVED:	COREY POLYAK 21/10/2019
MAP REF:	6627111/Q	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:	SANDY BEAGLEHOLE 21/10/2019
LAST PLAN:	F254509	DEVELOPMENT NO:	145/C122/18/001/56766	SHEET 1 OF 3	
68900_text_01_v06_Version_6					

AGENT DETAILS: LOCK SURVEYS
87 SPRINGBANK ROAD
CLAPHAM SA 5062
PH: (08) 8277 9552
FAX:

SURVEYORS | Michael Grant Lock , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996

CERTIFICATION:
18th day of October 2019 Michael Grant Lock Licensed Surveyor

AGENT CODE: LOCK

REFERENCE: 18014

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5174	242		ALLOTMENT(S)	23	D	38460	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	4.5.6	LONG	EASEMENT(S)	A		THE MINISTER FOR INFRASTRUCTURE	T 3120606
EXISTING	6.7.8	LONG	EASEMENT(S)	D		THE MINISTER FOR INFRASTRUCTURE	T 3137066
EXISTING	8.9.10.11	LONG	EASEMENT(S)	E		THE MINISTER FOR INFRASTRUCTURE	T 3148789
EXISTING	2.3.4	LONG	EASEMENT(S)	F		THE MINISTER FOR INFRASTRUCTURE	T 3155883
EXISTING	1.2	LONG	EASEMENT(S)	G		THE MINISTER FOR INFRASTRUCTURE	T 3163493
EXISTING	1.COMMON PROPERTY	LONG	EASEMENT(S)	P		THE MINISTER FOR INFRASTRUCTURE	VM 7600362

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 05 / 03 / 2019

C41915

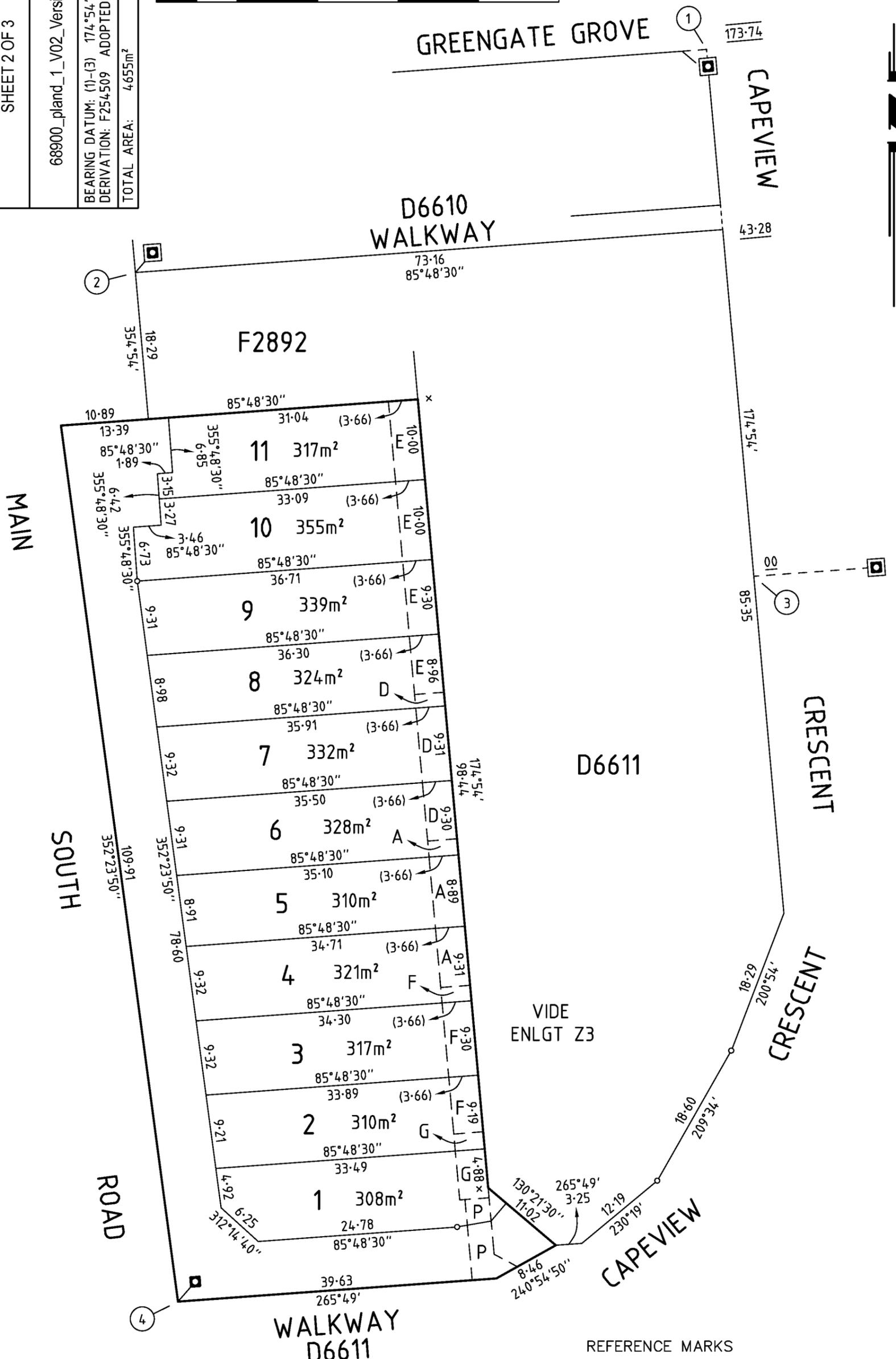
SHEET 2 OF 3

68900_pland_1_V02_Version_6

BEARING DATUM: (1)-(3) 174°54'
DERIVATION: F254509 ADOPTED

TOTAL AREA: 4655m²

LOCATION PLAN



Lock Surveys
Licensed & Engineering Surveys
87 Springbank Road, CLAPHAM S.A. 5062
Phone: (08) 82779552 Mob: 0407719455
Email: michael@locksveys.com.au
Date: 21/8/19 Reference: 18014

REFERENCE MARKS

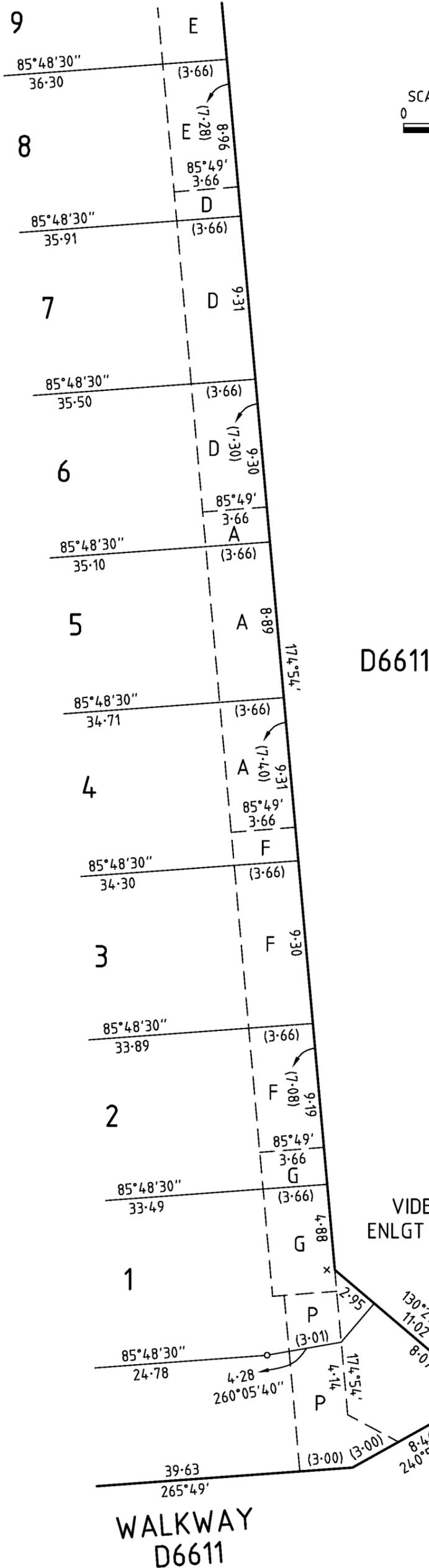
CNR	BEARING	FROM	DIST	PM NO
1	354°55'	PM FD	2.13	6627/8460
2	176°57'	PM FD	0.97	6627/11127
3	265°49'	PM FD	15.27	6627/22097
4	230°52'	PM	3.06	6627/29574

MINI PSM FIRST FIX

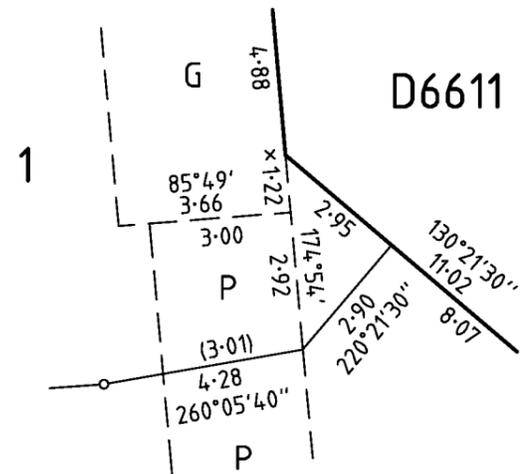
C41915

SHEET 3 OF 3

68900_pland_2_V01_Version_6



ENLARGEMENT Z3



VIDE ENLGT Y3

WALKWAY D6611

CAPEVIEW CRESCENT

Lock Surveys
 Licensed & Engineering Surveys
 87 Springbank Road, CLAPHAM S.A. 5062
 Phone: (08) 82779552 Mob: 0407719455
 Email: michael@locksveys.com.au
 Date: 21/8/19 Reference: 18014

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C41915

SHEET / OF /

ACCEPTED 21.10.2019

B. Angelaki
REGISTRAR GENERAL
PRO

DEV. No. 145 : CI22 : 18

SCHEDULE OF LOT ENTITLEMENTS		
LOT NO.	LOT ENTITLEMENTS	SURVEY
1	890	
2	920	
3	920	
4	920	
5	920	
6	920	
7	920	
8	915	
9	915	
10	890	
11	870	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I SAVAS CHRISTODOULOU

being a land valuer within the meaning of the Land Valuers Act 1996 certify that the schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 6th day of September 2019

S. Christodoulou
Signature of Land Valuer

BY-LAWS

CT Volume 6229 Folio 910

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE
PURPOSES ONLY**

orig. LF 13184567

14:48 03-Oct-2019 3 of 4

SERIES NO	PREFIX
3	LF

AGENT CODE

LODGED BY: Michael Psarros Conveyancer PSAR

CORRECTION TO: Michael Psarros Conveyancer PSAR

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

PICK-UP NO.	
CP	

CORRECTION	PASSED 
FILED	<p>21 OCT 2019</p> <p></p> <p>REGISTRAR-GENERAL</p>

DRO



COMMUNITY TITLES ACT 1996

BY – LAWS

COMMUNITY CORPORATION NO. 41915 INC.

ADDRESS:

15 Capeview Crescent Hackham S A 5163

Certified correctly, prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.



.....
Michael George Psarros

PO Box 704 North Adelaide S A 5006

COMMUNITY TITLES ACT 1996.
COMMUNITY SCHEME PLAN NO. 41915

- Note: 1. These notes **DO NOT** form part of the annexed by-laws.
2. These notes **ARE NOT** a summary of the Community Titles Act 1996. Prospective purchasers and owners of lots should read a copy of the Act.

Persons bound by these by-laws

1. These by-laws bind –
 - (a) the owners and occupiers of the community lots in the scheme,
 - (b) the community corporation, and
 - (c) persons entering the community parcel. (See section 43).

Variation of by-laws

2. These by-laws may be varied by a special resolution of the community corporation. (Section 39).

Insurance

3.
 - (a) The buildings on the community lots **ARE NOT** insured by the community corporation.
 - (b) The owners of lots who share a party wall must insure the buildings on their lots against risks that a normally prudent person would insure against for the full cost of replacing the buildings with new materials and must insure against incidental costs such as demolition, site clearance and architect's fees. Evidence of the insurance must be delivered to the community corporation. (Section 106).
 - (c) The owners of lots should insure the buildings on their lot for their own protection.
 - (d) The community corporation must take out the insurance specified in sections 103 and 104 of the Act.
 - (e) The developer must insure and maintain that insurance for 6 months after the plan is deposited. (Section 107)

Membership of community corporation

4. The owners of the lots are members of the community corporation and are responsible for its debts. The affairs of the community corporation must be managed and conducted in accordance with the Community Titles Act 1996.

Fences

5. The owners of lots are responsible for the maintenance and repair of the fencing of their lots. The Fences Act 1975 applies as between adjoining owners.

COMMUNITY TITLES ACT 1996

COMMUNITY PLAN NO. 41915

INDEX to BY-LAWS

PART 1 – PRELIMINARY

1. Interpretation

PART 2 – COMMON PROPERTY

- 2 Administration of common property
- 3 Use of common property
- 4 Offences on common property
- 5 Traffic and Parking
- 6 Notice of defects in common property

PART 3 – COMMUNITY PROPERTY

- 7 Use of lots
- 8 Gardens
- 9 Garbage
- 10 Painting
- 11 Building Work on Lots
- 12 Offensive objects and rubbish
- 13 Obligations of owners and occupiers
- 14 Notice of change of ownership or occupation

PART 4 – THE CORPORATION

- 15 Votes of members
- 16 Borrowing powers
- 17 Alteration of roadway

PART 5 – GENERAL

- 18 Further division of lots
 - 19 Prevention of Contravention of by-laws
 - 20 Offences
-

COMMUNITY SCHEME PLAN NO 41915

BY-LAWS of the community scheme in relation to the land divided by the plan of community division deposited in the Lands Titles Registration Office and numbered 41915 made pursuant to section 34 of the Community Titles Act 1996.

PART 1 – PRELIMINARY

Interpretation

1. (1) In these by-laws, unless the contrary intention appears –
 - “the Act” means the Community Titles Act 1996;
 - “the corporation” means the community corporation established upon the deposit of the plan;
 - “the plan” means the plan of community division deposited in the Lands Titles Registration Office and numbered 41915
 - “building” means building or other improvement;
 - “the common property” means the common property created by the plan and includes the service infrastructure (except any part of the service infrastructure that provides a service to only one lot or that is vested in a Minister of the Crown or other authority or person) and any other common property described in section 28 (1) of the Act;
 - “the community parcel” means the land divided by the plan except any street, road, thoroughfare, reserve or other similar open space that is vested in a council or a prescribed authority or that reverts to the Crown under section 26 of the Act;
 - “lot” means a lot created by the plan and includes any building on the lot;
 - “occupier” in relation to a lot means the occupier of the lot and, if the lot is not occupied, means the owner of the lot;
 - “service infrastructure” means any cables, wires, pipes, sewers, drains, ducts, plant or equipment by which lots or common property are provided with water, gas or electricity supply or reticulation, telephone services, sewer systems or drainage or other systems or services designed to improve the amenity, or enhance the enjoyment, of lots or common property;
 - “visitor” means any person who is on the community parcel at the invitation, by the licence, or with the permission, of the owner or occupier of a lot.
- (2) Any term defined in the Act and used in these by-laws has the meaning stated in the Act unless the contrary intention appears.

- (3) Notes to provisions of these by-laws or attached to these by-laws do not form part of these by-laws.

PART 2 – COMMON PROPERTY

Administration of common property

2. The corporation shall administer, manage and control the common property.
- (a) The Corporation shall maintain repair and replace all of the improvements and service infrastructure in or forming part of the common property,
 - (b) without limiting the effect of By-Law 2 (a) the community corporation shall regularly service and clean all storm water silt traps situated in any roadway or driveway forming part of the common property,
 - (c) the corporation shall irrigate and properly maintain all gardens and trees situated on the common property,

Use of common property

3. (1) Subject to the Act, these by-laws and any rights that may be granted by the corporation, the owners and occupiers of lots in the community parcel and their visitors may, jointly with the owners and occupiers of the other lots in the community parcel and their visitors, use and enjoy the common property for the purposes for which it is provided.
- (2) Owners and occupiers of lots must comply with these by-laws and any rules made, or conditions imposed, by the corporation from time to time relating to the use or enjoyment of the common property.
 - (3) Owners and occupiers of lots must not, without the prior consent in writing of the corporation, construct any building fence pergola or other structure on the common property.
 - (4) The corporation may withdraw any consent given under this by-law at any time unless the consent specifies a period of notice that must be given before the consent is withdrawn.

Offences on common property

4. A person must not without the prior consent in writing of the corporation –
- (a) enter upon the common property or use the common property in any manner or for any purpose provided that this clause does not apply to the owners and occupiers of lots or their visitors,
 - (b) obstruct, or unreasonably interfere with, the lawful use of the common property by the owner or occupier of any lot or his or her visitors,

- (c) damage or interfere with any building, tree, plant or garden on the common property, or
- (d) deposit any rubbish, waste or other material (whether of a similar nature or not) on the common property.

Traffic and Parking

- 5. (1) A person must not drive a motor vehicle on the common property except on a roadway provided by the corporation for use by motor vehicles.
- (2) A person must not obstruct vehicular or pedestrian traffic on the common property.
- (3) Subject to clause (4) of this by-law, a person must not park, service or repair a motor vehicle on the common property.
- (4) Owners and occupiers of lots and their visitors may park motor vehicles in any area provided by the corporation for the parking of motor vehicles by owners and occupiers and their visitors subject to compliance with these by-laws and any rules made, or conditions imposed, by the corporation from time to time.
- (5) A person must not ride a skate board, roller skates, roller blades, or any other similar device on the common property.

Notice of defects in common property

- 6. Owners and occupiers of lots must give the corporation notice of any damage to, or defect in, the common property immediately they become aware of the damage or defect.

PART 3 – COMMUNITY LOTS

Use of lots

- 7. (1) Lots may be used for residential purposes and for purposes that are normally incidental or ancillary to the use of land for residential purposes but must not be used for any other purpose.
- (2) A person must not use, or suffer or permit a lot to be used, for any unlawful purpose.

Gardens

- 8. The owner and the occupier of each lot must establish, cultivate, and keep the garden and grounds of the lot and all lawns, plants, trees and shrubs on the lot in good order and condition and properly tended and cultivated and must replace any plants, trees or shrubs which may perish.

Garbage

9. The owner and the occupier of a lot –
- (1) must maintain on the lot a receptacle for garbage properly covered; and
 - (2) must comply with all by-laws relating to the disposal of garbage.

Painting

10. (1) A person must not, without the prior consent in writing of the corporation paint or decorate the façade, verandah or any other external part of any building on a lot with colours different to the existing colours thereof.
- (2) Subject to clause (1) of this by-law, a person may paint or redecorate the exterior of any building on a lot at any time.

Building Work on Lots

11. The owner or occupier of a lot must not, without the corporation's approval:-
- (1) Erect any further buildings or structural improvements on a lot which may be visible from a portion of the common property which comprises the driveway, or
 - (2) alter the external appearance of their lot in such a manner as to be visible from the driveway, or
 - (3) effect any penetration whatsoever of any acoustic or fire rated party wall.

Offensive objects and rubbish

12. A person must not –
- (a) bring on to the community parcel any object or material of a kind that is likely to cause justified offence to the owner or occupier of any lot or his or her visitors; or
 - (b) allow refuse to accumulate on the community parcel so as to cause justified offence to the owner or occupier of any lot or his or her visitors.

Obligations of owners and occupiers

13. (a) The owner or occupier of a lot must not interfere, or permit interference, with the support or shelter provided by the lot for another lot or the common property,
- (b) interfere, or permit interference, whether within or outside the lot, with the service infrastructure or any service provided by means of the service of the use or enjoyment of another lot or the common property by another person who is lawfully on the other lot or the common property, or
- (c) use, or permit the use of, the lot or the common property in a way that –

- (i) causes a nuisance, or
- (ii) interferes unreasonably with the use or enjoyment of another lot or the common property by any person who is lawfully on the other lot or the common property.

Notification of change of ownership or occupation

14. The owner of a lot must notify the corporation immediately of:-
- (a) any change in the ownership of the lot, or in the address of the owner: and
 - (b) any change in the occupancy of the lot.

PART 4 – THE CORPORATION

Votes of members

15. One vote may be cast in respect of each community lot on any matter arising for decision at a general meeting of the corporation.

Borrowing powers

16. The management committee of the corporation must not –
- (a) borrow money or obtain any other form of financial accommodation; or
 - (b) give any security for the payment of money or the performance of any other obligation;
- unless the borrowing, obtaining or giving thereof has been specifically authorised by a unanimous resolution of the corporation.

Alteration of roadway

17. (1) The roadway on the common property which provides access to lots in the community parcel shall not be altered in any way unless the alteration is specifically authorised by a unanimous resolution of the corporation.
- (2) The corporation may make rules or impose conditions relating to the use of the roadway.

- (3) Notwithstanding clauses (1) and (2) of this by-law, no alteration may be made to the roadway and no rule may be made or condition imposed that would prevent access to a lot by the owner or occupier of the lot or by other persons.

PART 5 – GENERAL

Further division of lots

18. A community lot must not be divided by a secondary plan of community division.

Prevention of Contravention of by-laws

19. (1) Owners and occupiers of lots must not authorise or suffer or permit any person to contravene, or fail to comply with, any provision of these by-laws.
- (2) Owners and occupiers of lots must take all reasonable steps to ensure that their visitors do not contravene, or fail to comply with, any provision of these by-laws.

Offences

20. A person who contravenes, or fails to comply with, any provision of these by-laws is guilty of an offence.

Maximum penalty: \$500.00

SCHEME DESCRIPTION

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE
PURPOSES ONLY**

Orig. LF 13184566

14:48 03-Oct-2019 2 of 4

SERIES NO	PREFIX
2	LF

AGENT CODE

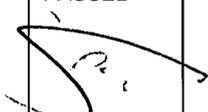
LODGED BY: Michael Psarros Conveyancer PSAR

CORRECTION TO: Michael Psarros Conveyancer PSAR

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

PICK-UP NO.	
CP	

CORRECTION	PASSED
 21 OCT 2019  REGISTRAR-GENERAL	
pro 	

COMMUNITY TITLES ACT 1996

SCHEME DESCRIPTION

COMMUNITY CORPORATION NO. 41915 INC.

ADDRESS:

15 Capeview Crescent Hackham SA 5163

Certified correctly, prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.



.....
Michael George Psarros

PO Box 704 North Adelaide SA 5006

**COMMUNITY SCHEME DESCRIPTION
COMMUNITY PLAN NO. 41915**

INDEX

1. Identification of the community parcel, lots and common property.
2. Purposes for which the lots and common property may be used.
3. Standard of buildings and other improvements.
4. Conditions of development imposed pursuant to the Development Act, 1993.
5. Other Important features of the scheme.
6. Other information required by the regulations.

Attachment "A"

1. Identification of the Community Parcel, Lots and Common Property.

- 1.1 The community parcel and the lots and common property into which the parcel is to be divided are identified on the plan attached hereto (see attachment A).
- 1.2 The community plan is a primary plan being the division of an allotment into 11 community lots and common property.
- 1.3 The community plan comprises a residential land and building development in which the developer will construct 11 single storey dwellings with associated driveway and landscaping.

2. Purposes for which the Lots and Common Property may be used.

- 2.1 The community lots may be used for residential purposes.
- 2.2 Not more than one dwelling may be erected on a community lot.
- 2.3 The common property shall be used for the accommodation of service infrastructure.

3. Standard of Buildings and Other Improvements

- 3.1 The developer will construct the 11 single storey dwellings on the community parcel as referred to in Paragraph 1.3 of this Scheme Description in accordance with the Development Approval(s) granted by the City of Onkaparinga.
- 3.2 The standard of the work to be performed and the materials to be used on the community lots and common property will be a fair average standard or such higher standard as the developer, in its absolute discretion, may determine.
- 3.3 The estimated time for completion of the community lots and the common property is the 1st November 2019.
- 3.4 Any additional buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on lots or common property, shall be located, designed and constructed in a manner and to a standard consistent with the buildings and improvements undertaken by the developer and referred to in Paragraph 3 of this Scheme Description.

4. Conditions of Development Imposed Pursuant to the Development Act, 1993

The division of the community parcel and erection of a dwelling on each community lot is subject to conditions imposed by the **CITY OF ONKAPARINGA** in relation to ..

- 4.1 Development Plan Consent and Land Division Consent contained within the Development Approval attached, and
- 4.2 the Development Plan Consent and the Building Rules Consent contained within the Development Approval referred to in Paragraph 3.1 of this Scheme Description.

A copy of each of the Decision Notification Forms with the conditions set out in full are attached (see Attachment A).

5. Other Important Features of the Scheme

There shall be no division of a community lot by a secondary plan.

6. Other Information required by the regulations.

No other information is required by the regulations.

ENDORSEMENT BY THE RELEVANT AUTHORITY PURSUANT TO REGULATION 45A OF THE DEVELOPMENT REGULATIONS 1993

All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.

This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorization under the Development Act 1993 in relation to any other development envisaged by this scheme description.

The City of Onkaparinga as the relevant authority endorses the within scheme description.

THE CITY OF ONKAPARINGA

Per:

Signature of Authorised Officer:



Name of Authorised Officer

Steve Tolbreen

Team Leader - Planning

Date of Consent

26/8/19

ATTACHMENT A

DECISION NOTIFICATION FORMS

1. Copy of Community Plan
2. Decision Notification Forms

CITY OF ONKAPARINGA

10 September 2018

Prime Building Company
C/- Lock Surveys
87 Springbank Rd
CLAPHAM SA 5062

Dear Sir/Madam

Development Application No. : 145/6025/2018
SCAP Reference : 145/C122/18
Proposed Development : Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings, garages, verandahs and retaining walls
Location of Proposed Development : 15 Capeview Crescent, HACKHAM SA 5163
Property Identification : Allot 23 Sec 7 DP 38460

A Decision Notification Form for the above land division application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if an application for a Certificate under Section 51 of the Act has not been lodged with the State Commission Assessment Panel. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of either period, grant an extension of time to the approval. Any request must be received in writing.

Please contact me if you require any information.

Yours sincerely

DIANNE HOCKEY

Development Officer (Planning)

Telephone: 8301 7246

diahoc@onkaparinga.sa.gov.au

cc Prime Building Company, C/- Lock Surveys, 87 Springbank Rd, CLAPHAM SA 5062

*Section 86 Development Act

City of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168
www.onkaparingacity.com

Noarlunga Office
Ramsay Place
Noarlunga Centre

Aberfoyle Park Office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666

Willunga Office
St Peters Terrace
Willunga

Woodcroft Office
175 Bains Road
Morphett Vale

DECISION NOTIFICATION FORM

South Australia – Regulations under the *Development Act, 1993* – Regulation 42

DEVELOPMENT NUMBER

145/6025/2018

FOR DEVELOPMENT APPLICATION

LAND DIVISION

SCAP Reference:

145/C122/18

DATED:

10-Jul-2018

REGISTERED ON:

12-Jul-2018

TO:	Prime Building Company C/- Lock Surveys 87 Springbank Rd CLAPHAM SA 5062
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LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	Allot 23 Sec 7 DP 38460
PROPERTY ADDRESS	15 Capeview Crescent, HACKHAM SA 5163
CERTIFICATE(S) OF TITLE	CT-5174/242

NATURE OF PROPOSED DEVELOPMENT

Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings, garages, verandahs and retaining walls

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	10
LAND DIVISION CONSENT	Granted	3
BUILDING RULES CONSENT	Granted	4
DEVELOPMENT APPROVAL	Granted	17

No work can commence on this development until the State Commission Assessment Panel has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision: 10-Sep-2018

- Council Chief Executive Officer or Delegate
 Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/6025/2018
APPLICANT : Prime Building Company
LOCATION : 15 Capeview Crescent, HACKHAM SA 5163
PROPOSED DEVELOPMENT : Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings, garages, verandahs and retaining walls
DECISION : Development Approval
DATE OF DECISION : 10-Sep-2018

DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

1. All development shall be completed and maintained in accordance with the following plans and documents:
 - Elevation drawings: Residence 1-9 Drg. No: 1822/18 Dated March 2018
 - Elevation drawings: Residences 10-11 Drg. No: 1822/18 Issue Ref: A amended 9 April 2018
 - Floor plan: Residences 1-9 Drg. No: 1822/18 Dated March 2018
 - Floor plan: Residences 10-11 Drg. No: 1822/18 Issue Ref: A amended 9 April 2018
 - Building envelope plan Drg. No: 1822/18 Dated March 2018
 - Stormwater Management Plan SW1C dated 3 May 2018 and revised A,B,C.
 - Stormwater Management Report, CRW Consulting Engineers dated 23 March 2018
 - Landscaping Plan Drg. No: 1822/18 Dated March 2018and any other plans and documents submitted with and forming part of the development application, except where varied by the following conditions.
2. The following requirements shall be fulfilled prior to council issuing a Certificate of Compliance pursuant to Section 51 of the Development Act 1993 to the State Commission Assessment Panel:
 - to facilitate safe and convenient access the stobie pole depicted to be relocated shall be relocated
 - building rules consent shall be granted for the dwellings.
3. The landscaping as detailed shall be established within three (3) months of the occupation of the development and shall be maintained in good condition at all times. Any diseased, dying or dead vegetation shall be promptly replaced to the satisfaction of council.
4. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1.
5. The driveway invert shall be compliant with council standards SD-105 and SD-420.

6. Alteration to council infrastructure to facilitate bin collection along Main South Road shall be undertaken in accordance with council standards SD-330.
7. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
8. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure, and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

The following conditions are imposed by Department of Planning Transport and Infrastructure;

9. All vehicular access to/from the site shall be gained via Capeview Crescent only.
10. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Main South Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Conditions of Consent by the State Commission Assessment Panel

Nil

***LAND DIVISION CONSENT
Land Division Conditions***

Nil

Statement of State Commission Assessment Panel Requirements

1. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0074735).
 - For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at:
<http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SAW Land Developments on 74241119.

2. The following requirements shall be fulfilled prior to council issuing a Certificate \$6830/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

BUILDING RULES CONSENT
Conditions of Consent by Council

For Building Rules consent conditions refer to the attached Private Certifiers decision notification form.

Note(s):

1. The applicant shall contact councils Parks and Natural Resources Maintenance team on 8384 0666 to arrange payment of \$2289.00 and the subsequent removal of the street tree from council verge along Capeview Crescent.
2. Retaining walls constructed to retain a difference in ground levels exceeding (1) metre in height require development approval.
3. Development is to be substantially commenced within 12 months and substantially completed within 3 years of the date of this approval.
4. The land owner/developer is responsible for ensuring that building work is sited in the approved position. This may necessitate a survey being carried out by a licensed land surveyor. Allotment boundaries will not be certified by council staff; however council may enforce removal of any encroachments over council land.
5. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
 - For SA Water to proceed with assessment of this application, the developer will need to advise SA Water their preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> . For queries please contact SA Water Land Developments on 7424 1119. An investigation will be carried out to determine if the connection/s to the development will require a mains extension.
 - The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.
6. Refer to Notes as per attached Decision Notification(s) issued by the Private Certifier(s).
7. Your attention is drawn to the attached document '**Mandatory Notifications to Council**'. It contains important information about your responsibility to notify Council at

certain stages of the building work, and the requirement to engage a registered building work supervisor with specialist training to inspect the roof framing and complete the supervisor's checklist.

Note that penalties apply for failure to comply with these provisions.

8. The owner of the land on which domestic building work is to be performed must ensure that a copy of a certificate of indemnity insurance in accordance with the *Building Work contractors Act* in relation to that work is lodged with the Council prior to the commencement of work. This applies where the contract is valued at \$12,000 or more, and you engage a licensed Building Work Contractor.

DIANNE HOCKEY
AUTHORISED OFFICER

Dated: 10 September 2018

The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the State Commission Assessment Panel will then be notified that the Council has no objections to the issue of the Certificate of Approval.

Rocco Ciancio

Private Certifier
PO Box 16 ASHTON SA 5137
P:08 8390 1809 E.admin@rocco.net.au

Section 93(1) (b) Notification, Provision & Regulation 92(2) (e) Certificate

Ref #: B11760
30-Aug-2018

Development number: 145/6025/2018
DPC authority: Onkaparinga City Council
DPC decision dated: 9-Aug-2018
Development proposal: Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings
Development location: 15 Capeview Crescent Hackham SA 5163
Property details: Lot:23 DP:38460 CT:5174/242
Building Rules Matter: Eleven dwellings with private garages & verandahs and retaining walls
Applicant: Prime Building Company

Note: DPC refers to Development Plan Consent.

Pursuant to Section 93(1) (b) of the *Development Act 1993* take note that Building Rules Consent has been granted for this matter.

Further and pursuant to Schedule 22A, I verify that I have examined carefully the provided copy of the Development Plan Consent (including any conditions and notes) described above, together with the provided copy of the plans approved and endorsed pursuant to Regulation 42(4) of the *Development Regulations 2008* for that consent. That examination revealed the following:

- The development plan consent proposal description does not accurately nor completely reflect the extent of works.
- Errors and omissions identified in the development plan consent documents are not considered to affect consent consistency.
- The endorsed development plan consent plans do not have development application consent date recorded.

You are further advised that 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.

Take notice that I hereby certify in accordance with Regulation 92(2) (c) of the *Development Regulations 2008* that the Building Rules Consent is consistent with the Development Plan Consent (including any relevant conditions or notes) 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. This certificate is issued on the following basis:

- This certificate does not constitute a certificate of compliance with the Development Plan Consent, conditions or notes.
- This certificate excludes any matters that require further assessment by the relevant Development Plan Consent authority.
- This certificate excludes matters not pertaining to the Building Rules and is issued from the building assessor's perspective.
- This certificate is for Building Rules matters only. It does not include, infer, or suggest compliance with any other legislation.
- This certificate does not relieve others of their responsibilities, including as a result of any cause or under any legislation.
- This certificate relies on the documents provided by the applicant, which are considered to be accurate and complete.
- In this certificate, "consistency" does not constitute "compliance with" and "reviewed" does not constitute "assessed".

Item	Legislation/Regulation/Code	Reason for variation
Plans, construction details, technical details and documents	<i>Development Act 1993</i> , <i>Development Regulations 2008</i> <i>BCA Volume Two, in the NCC series</i>	Incorporate additional and varying details for building rules matters as part of the Building Rules Consent process and as a result of Development Plan Consent requirements



Rocco Ciancio
Private Certifier, Registration #: 028
Encl.

Schedule 19A-Statement of compliance

Development Act 1993

Ref #: B11760

Development Regulations 2008 - Regulation 83AB

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

This statement relates to the building work as follows:

Site Address: 15 Capeview Crescent Hackham SA 5163
Property Details: Lot:23 DP:38460 CT:5174/242
Nature of Proposal: Eleven dwellings with private garages & verandahs and retaining walls
Council Locality: Onkaparinga City Council
Development Number: 145/6025/2018
Classification: 1a, 10a, 10b

This statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008

PART A-BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority. *
3. All requirements under regulation 76 of the *Development Regulations 2008* relating to essential safety provisions have been satisfied. *
4. All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 2008*. *

**Strike out any item that is not relevant*

Signed: _____ Date: _____

Name: _____ License Number: _____

Status: _____ Contact Phone Number: _____

Address: _____

PART B-OWNER'S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval.
2. Any conditions of approval relating to the building work have been satisfied.
3. The development approval was issued by council on _____

Signed: _____ Date: _____

Name: _____ Phone Number: _____

Address: _____

Rocco Ciancio

Private Certifier
PO Box 16 ASHTON SA 5137
P:08 8390 1809 E:admin@rocco.net.au
Ref #: B11760

**Building Rules
Decision Notification Form**

To: Prime Building Company
15 Atlantis Avenue
SEAFORD MEADOWS SA 5169

For: Sudav Developments Pty Ltd
15 Atlantis Avenue
SEAFORD MEADOWS SA 5169

Development number: 145/6025/2018
Development Plan Consent authority: Onkaparinga City Council
Development Plan Consent description: Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings
Local government authority: Onkaparinga City Council

Location of proposed development: 15 Capeview Crescent Hackham SA 5163
Property details: Lot:23 DP:38460 CT:5174/242

Nature of proposed development: Eleven dwellings with private garages & verandahs and retaining walls

In respect of this proposed development you are informed that:

Nature of consent:	Consent granted	Number of conditions	Consent refused
Building rules consent	30-Aug-2018	4	---

Attached are building classification details as per Building Code of Australia (BCA) Volume Two, in the National Construction Code (NCC) series, including, if applicable, approved number of occupants as per Deemed to Satisfy (DtS) provisions.

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

No work can commence unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the *Development Act 1993*.

The following Building Rules Consent endorsed documents relate to this proposal:

Development Plan Consent: 145/6025/2018
Architectural details: Andrew Harper Building Designs
Engineering details: CRW Consulting Engineers
Roof Truss details: Keith Timber, Pryda Australia Ltd
Framework details: Andrew Harper Building Designs
Energy efficiency details: Stewart Gowers, StarRate Services
Building specification details: Building Designers Association

Signed:  (•) Private Certifier
30-Aug-2018 **Rocco Ciancio** (1) Sheets Attached

Development number: 145/6025/2018
Building Rules Matter: Eleven dwellings with private garages & verandahs and retaining walls
Site address: 15 Capeview Crescent Hackham SA 5163
Applicant: Prime Building Company
Classification: 1a, 10a, 10b
Bushfire Risk Area: Excluded Area not within 500m of a High Bushfire Risk area.

Conditions of consent:

1. Where a builder is engaged to do this domestic building work, a "Certificate of Insurance" is to be lodged with the council by the owner. Where the work is to be carried out by the owner, then a licensed "building supervisor" must be engaged to supervise the work *prior* to work commencing and you are reminded that building indemnity insurance is required where individual work contracts exceed \$12,000. Details must be submitted to council on or before the giving of notice of commencement of the building work under Regulation 74 of *Development Regulations 2008*. (Regulation 21(2) & 83AB).
2. The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the *Development Regulations 2008* is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the *Development Act 1993*. (Section 60, Regulation 75).
3. Building work must be in accordance with Building Code and approved documents. Variations to design, materials or systems affecting building safety or occupant health must be approved in writing prior to variations occurring. (Section 33(1)).
4. The development proposal must conform to the development plan consent requirements, including any conditions of that consent subject to any specified Schedule 22A certificate of consistency variations. (Section 93).

Certificates and professional opinions:

The following certificates and professional opinions have been provided and relied upon for determining this proposal:

- Truss design certificates by Keith Timber, Pryda Australia Ltd.
- Energy efficiency design certificates by Stewart Gowers, StarRate Services.

Statement of compliance:

At the completion of building works and prior to occupying the building, the completed *Schedule 19A statement of compliance* must be forwarded to the council, with a copy to the *private certifier*. The statement must be accompanied by any electrical compliance certificates; the water compliance certificates; and the gas plumbing compliance certificates.

Notes:

This consent is only for Building Rules assessment purposes for work carried out within the site boundaries and excludes work to both adjoining properties and public spaces. This consent does not include, infer or suggest compliance with any other legislation: nor Development Plan Consent ("planning"); nor Development Approval matters; nor ancillary products, factors and requirements; nor suitability of chosen design, materials, other factors such as acceptable levels of design criteria, maintenance regimes, limitations, etc.; nor risks associated with siting, location, environmental and other design factors; nor propriety systems and materials requirements and limitations; nor construction and final project outcomes. Where relevant, you need to discuss any concerns with the designers, builder, contractors, suppliers, relevant legislated authority; council; State and Federal Authorities.

R Ciancio
30-Aug-2018

Notification Form - Notice of Mandatory Building Notification

Development and property details:

Development Application No.	:145/6025/2018
Proposed development	:Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings, garages, verandahs and retaining walls
Location of proposed development	:15 Capeview Crescent, HACKHAM SA 5163
Property Identification	:Allot 23 Sec 7 DP 38460

⚡ Please read the information on the back of this form carefully as expiation fees apply for failure to notify.

Pursuant to Section 59 of the Development Act 1993, the following mandatory building notifications (MBN) are required to be submitted to Council for this development application:

- MBN - Commencement of work / footing pour
- MBN - Wall/roof framing complete
- MBN - Supervisor's checklist (Reg 74) received
- MBN - Completion of work
- MBN - Statement of compliance

Please select (✓) the notification being provided

Date of works: _____

Contact details of the person providing the notification:

Full name	:	
Company name (if applicable)	:	
Postal address	:	
Contact phone	:	
Email address	:	

Please select the person responsible for the building works

<input type="checkbox"/> Licensed Builder	<input type="checkbox"/> Owner Builder
---	--

⚡ Please refer over the page for important information:

- Does the building work relate to a Class 10 building only, being carports, verandas, sheds and the like?**
 If you have answered 'No' to this question please refer below and provide the details as required by Regulation 74(2) of the Development Regulations in relation to the provision of a Statement of compliance:
- How do I advise Council of a mandatory building notification?**
 Please refer to the options listed on the attached general information sheet.
- What do I do if I need to provide multiple notifications to Council?**
 Only 1 notification is to be provided per form, for multiple notifications either copy this form or use our preferred on-line submission option.
- When do I need to notify Council?**
 Each notification is to be submitted to Council 1 business day prior of the intended commencement/completion of each stage.
- Who is responsible for providing the notification?**
 The responsibility for providing the notification rests with the licensed building work contractor who is carrying out the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner.
 In regard to the notification for completion of safety fencing, if the owner is responsible for erecting the safety fencing then it is the owner's responsibility to provide that notification.

Statement of compliance:

- Regulation 83AB of the Development Regulations requires that at the time of completion of the building work a completed Statement of Compliance must be provided to the relevant authority that provided the Building Rules Consent. This requirement applies for all classes of building except Class 10 buildings, being carports, verandas, sheds and the like.

Details of the person who will be signing **Part A (Builders statement)** of the Statement of Compliance

Full name	
Postal address	
Contact phone	

Details of the person who will be signing **Part B (Owners statement)** of the Statement of Compliance

Full name	
Postal address	
Contact phone	

General information - Mandatory Notifications to Council

1 Pursuant to Section 59 of the Development Act 1993; the following mandatory notifications are required to be provided to Council within 1 business day of the intended commencement/completion of each stage.

All development including building works:	<ul style="list-style-type: none"> • Commencement of work • Completion of work
All building work except for Class 10 ** see below	<ul style="list-style-type: none"> • Statement of compliance
All development involving wall and roof frames:	<ul style="list-style-type: none"> • Completion of wall and roof framing • Completion of supervisor's checklist <p><i>(within 1 business day of receiving the notification of the completion of the wall and roof framing)</i></p>
All development involving a new swimming pool or spa pool:	<ul style="list-style-type: none"> • Completion of the pool or spa pool prior to being filled • Completion of the permanent pool or spa pool safety barrier <p><i>(within 2 months of receiving the notification of the completion of the pool or spa pool prior to being filled)</i></p>

Notification of commencement of work:

A notification for the commencement of building work on site must include the name, address and telephone number of the person/s who are proposed to sign Parts A and B of the Statement of Compliance.

If there is no building work contractor responsible for carrying out the relevant building work, Part A must be signed by either a registered building work supervisor or a private certifier.

Notification of completion of work:

**Regulation 83AB of the Development Regulations requires that at the time of completion of the building work a completed Statement of Compliance must be provided to the relevant authority that provided the Building Rules Consent. This requirement applies for all classes of building except Class 10 buildings, being carports, verandas, sheds and the like.

Notification of wall and roof frames:

A person must not conceal any completed roof framing until after the expiration of 2 clear business days after the notice of completion has been received by the Council.

The person who gives notice in regard to the completion of roof framing must, within 1 business day after the notice is given, provide to the Council a duly completed supervisor's checklist relating to the roof framing, signed by a registered building work supervisor who has undertaken training approved by the Minister.

For a list of registered building work supervisors who have undertaken the appropriate training, refer to www.sa.gov.au and search for 'registered building work supervisors'.

How do I advise Council of the mandatory notification?

Online	Our preferred way of receiving notifications is via our online 'Mandatory notifications of building work' link on our website – refer: www.onkaparingacity.com >> Living Here >> Planning & Development >> Mandatory notifications of building work You can also attach scanned copies of supporting documentation such as the Regulation 74-Supervisor's checklist and the Statement of Compliance where relevant. Automatic receipt of your notification will be issued as long as an email address is provided.
Email	mandatorybuildingnotifications@onkaparinga.sa.gov.au A separate scanned form (see attached) to be sent for each individual notification <i>(Please do not send zip files as these are restricted for security reasons)</i>
Post	PO Box 1 Noarlunga Centre SA 5168 Attention: Development Services A separate form (see attached) to be sent for each individual notification
Phone	83840666 and asking for Development Support

Failure to provide the required notifications:

A person who breaches any of the mandatory notification requirements, including failure to provide the supervisor's checklist or concealment of roof framing within 2 clear business days after notice of completion is an offence.

Maximum penalty: \$10,000

Expiation fee: \$500

Development Application No : 145/6025/2018
Proposed Development : Community Title Land Division (1 into 11) and construction of 11 single storey group dwellings, garages, verandahs and retaining walls
Location of Proposed Development : 15 Capeview Crescent, HACKHAM SA 5163
Property Identification : Allot 23 Sec 7 DP 38460
Date of Approval : 10-Sep-2018

1 THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATIONS

PART A – BUILDER’S STATEMENT

- This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority*.
3. All requirements under regulation 76(3) of the *Development Regulations* relating to essential safety provisions have been satisfied*.
4. All notifications required under Section 59 of the *Development Act* have been given in accordance with that Act and the requirements of the *Development Regulations**.

*Strike out any item that is not relevant

Date:

Signed:

Name:

Status: Licence Number:

Address and contact telephone number:

.....

..... Telephone Number:

PART B – OWNER’S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on 10-Sep-2018.

2. Any conditions of approval relating to the building work have been satisfied.

Date:

Signed:

Name:

Address and contact telephone number:

.....

..... Telephone Number:

Note: Pursuant to Section 45(1) of the Development Act, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

CITY OF ONKAPARINGA

23 October 2018

Prime Building Company
15 Atlantis Ave
SEAFORD MEADOWS SA 5169

Dear Sir/Madam

Development Application No. : 145/2369/2018
Proposed Development : Variation to DA 6025/2018 - Condition 2
relocation of stobie pole
Location of Proposed Development : 15 Capeview Crescent, HACKHAM SA 5163
Property Identification : Allot 23 Sec 7 DP 38460

A Decision Notification Form for the above application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if substantial work has not commenced on the site. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of the 12 month period, grant an extension of time to the approval. Any request must be received in writing.

Should you wish to enquire about the planning assessment and/or conditions please contact me.

Yours sincerely

DIANNE HOCKEY
Development Officer (Planning)
Telephone: 8301 7246
Email dianne.hockey@onkaparinga.sa.gov.au

*Section 86 Development Act

City of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168
www.onkaparingacity.com

Noarlunga Office
Ramsay Place
Noarlunga Centre

Aberfoyle Park Office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666

Willunga Office
St Peters Terrace
Willunga

Woodcroft Office
175 Bains Road
Morphett Vale

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

South Australia – Regulations under the *Development Act, 1993* – Regulation 42

DEVELOPMENT NUMBER

FOR DEVELOPMENT APPLICATION

145/2369/2018

DATED: 03-Oct-2018

REGISTERED ON: 03-Oct-2018

TO:	Prime Building Company 15 Atlantis Ave SEAFORD MEADOWS SA 5169
------------	--

LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	Allot 23 Sec 7 DP 38460
PROPERTY ADDRESS	15 Capeview Crescent, HACKHAM SA 5163
CERTIFICATE(S) OF TITLE	CT-5174/242

NATURE OF PROPOSED DEVELOPMENT

Variation to DA 6025/2018 - Condition 2 relocation of stobie pole

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	1
BUILDING RULES CONSENT	Not required	N/A
DEVELOPMENT APPROVAL	Granted	1

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

Date of Decision: 18-Oct-2018	<input type="checkbox"/> State Commission Assessment Panel or Delegate <input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate <input type="checkbox"/> Private Certifier <input checked="" type="checkbox"/> Sheets Attached
--------------------------------------	--

City of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168
www.onkaparingacity.com

Noarlunga Office
Ramsay Place
Noarlunga Centre

Aberfoyle Park Office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666

Willunga Office
St Peters Terrace
Willunga

Woodcroft Office
175 Bains Road
Morphett Vale

DEVELOPMENT APPLICATION NUMBER : 145/2369/2018
APPLICANT : Prime Building Company
LOCATION : 15 Capeview Crescent, HACKHAM SA 5163
PROPOSED DEVELOPMENT : Variation to DA 6025/2018 - Condition 2
relocation of stobie pole
DECISION : Development Approval
DATE OF DECISION : 18-Oct-2018

DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

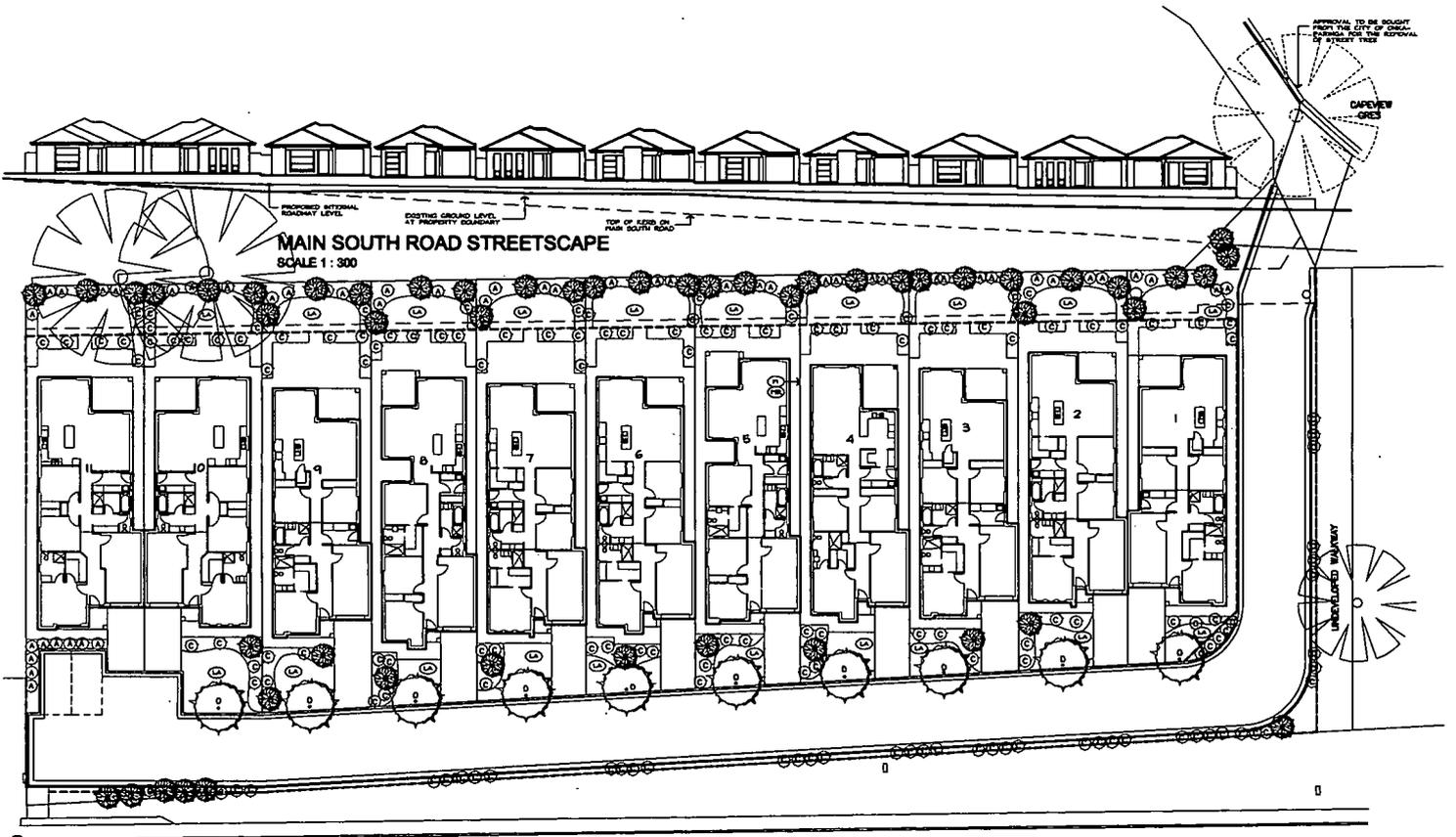
1. All development shall be completed and maintained in accordance with the plans and documents submitted with and forming part of the development application.

Note(s):

1. Conditions of previous consents continue to apply to the subject land, unless expressly varied by this consent.

DIANNE HOCKEY
AUTHORISED OFFICER

Dated: 23 October 2018



MAIN SOUTH ROAD STREETSCAPE
SCALE 1:300



LANDSCAPING PLAN
SCALE 1:300

REFER TO SHEET 2 FOR LEGEND

SCALE METRES
0 1 2 3 4 5 10

ANDREW HARPER
BUILDING DESIGNERS
170 North Hill, Torquay VIC 3228
Tel: 03 5244 1111
www.andrewharper.com.au

Client: PRIME BUILDING COMPANY
Project: GROUP DWELLINGS
AC: 1-1/1/16 (LOT 25) CAPEVIEW GRES HACKHAM

Date: MARCH 2018
Drawn by: AH
Drwg No: 1822/18
Sheet: 4
File Ref: prime-1822
Issue Ref: D

CONTRACTORS MUST CHECK AND CONFIRM ALL LEGALS AND CONDITIONS OF RELEVANT TO CONSTRUCTION ANY WORK.
WHEREVER DIMENSIONS ARE GIVEN DIMENSIONS SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS SHOWN ON ANY OTHER PLANS.
DISCREPANCIES AND/OR CONFLICTS SHALL BE REFERRED TO THE OFFICE BEFORE THE COMMENCEMENT OF ANY WORK.
THESE PLANS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
CONTRACTORS SHOULD INCLUDE IN CONSTRUCTION OF LEGALS

NOL	AMENDMENT	DATE
A1	SCENE ALIGNMENT AT PARALLEL	22/03/18
A2	LANDSCAPE	22/03/18
A3	SOUTH SECTION LAWN DELETED	22/03/18
A4	REINSTATE LAWN, ADJUSTED	22/03/18
A5	REVISED AND 1/2 PLAN, PLANT SPECIES	22/03/18
A6	CROSSOVER WIDTH ADJUSTED	22/03/18

DEVELOPMENT CONTRACT

Orig. **LF 13184568**



14:48 03-Oct-2019
4 of 4

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE
PURPOSES ONLY**

SERIES NO	PREFIX
4	LF

AGENT CODE

LODGED BY: Michael Psarros Conveyancer PSAR

CORRECTION TO: Michael Psarros Conveyancer PSAR

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED 21 OCT 2019 <i>Beagley</i> REGISTRAR-GENERAL	



The terms of this instrument have not been
checked by the Lands Titles Registration
Office

Development Contract
Development No. 145/C122/18
PAGE 1 OF 9

COMMUNITY TITLES ACT 1996

DEVELOPMENT CONTRACT

COMMUNITY CORPORATION NO. 41915 INC.

ADDRESS:

15 Capeview Crescent Hackham SA 5163

Certified correctly, prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.



.....
Michael George Psarros
PO Box 704 North Adelaide SA 5006

COMMUNITY PLAN NO. 41915

INDEX

1. Interpretation
2. Important Notice
3. Description of Development
4. Common Property
5. Developer's Authorisation
6. Developer's Undertakings
7. Timing of Development Work
8. Access
9. Theme and Architectural Design and Standard
10. Services

1. Interpretation

In this Development Contract:

- 1.1 "Act" means the Community Titles Act 1996;
- 1.2 "By-Laws" means the By-Laws filed with this Development Contract;
- 1.3 "Plan of Community Division" means the plan attached hereto and marked "A";
- 1.4 "Common Property" means the Common Property defined in the Plan of Community Division;
- 1.5 "Community Parcel" means the land situated in the State of South Australia being the whole of the land in Volume 5174 Folio 242;
- 1.6 "Corporation" means the Community Corporation established when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office;
- 1.7 "Council" means the **City of Onkaparinga**;
- 1.8 "Developer" means **SUDAV DEVELOPMENTS PTY. LTD.** A C N 094 105 567 of 10D Hillview Crescent South Brighton SA 5148 being the registered proprietor of the Community Parcel prior to deposit of the Plan of Community Division;
- 1.9 "Development Consent" means the development authorization under the Development Act 1993 approved by the Council as amended or modified from time to time in Development No. 145/6025/2018;
- 1.10 "the Development" means the development referred to in clause 3 of this Development Contract;
- 1.11 "Landscaping Plan" means the plan attached hereto showing the areas to be landscaped and the nature of the landscaping and marked "B".
- 1.12 "Lots 1 to 11" means the eleven (11) community lots to be created when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office.
- 1.13 "Pictorial Representation" means the representation of the Development and the Common Property depicted on the plan attached hereto and marked "C".

2. Important Notice

- 2.1 This Development Contract contains details of a community scheme which is proposed to be developed on the Community Parcel. Interested parties are advised that the obligations contained in this Development Contract may only be varied or terminated in accordance with the provisions of Sections 50, 69 (8) or 70 (8) of the Act.
- 2.2 This Development Contract should not be considered alone, but in conjunction with the results of searches and enquiries made in respect of the community scheme concerned. Attention is drawn in particular to the By-Laws which set out the management rules governing this community scheme and which provide details of the rights and obligations of lot owners under this community scheme and the manner in which the community scheme will be developed by the Developer.
- 2.3 Further particulars about details of the scheme are available at:
- 2.3.1. the Council; and
 - 2.3.2. the Development Assessment Commission.
- 2.4 The terms of this Development Contract are binding on the Developer who undertakes to develop the Community Parcel in accordance with Development Consent.

3. Description of Development

The construction of the Development in accordance with the Development Consent and the division of the Community Parcel is to be divided into eleven (11) separate community lots and common property as delineated on the Plan of Community Division.

4. Common Property

The Developer will construct or cause to be constructed a driveway, visitors car park and landscaping on the Common Property, for use by the owners and occupiers of lots 1 to 11 as depicted on the Plan of Community Division and the Landscaping Plan.

5. Developer's Authorizations

Development authorization under the Development Act 1993 has been obtained to enable the proposed development to be undertaken by the Developer. The obligations of the Developer under this Development Contract are expressly subject to such planning authorization.

6. Developer's Undertakings

- 6.1. The Developer undertakes to the owners and occupiers from time to time of the community lots and to the Corporation that in carrying out the proposed development it will interfere as little as is reasonably practicable with the use and enjoyment by the owners and occupiers of lots 1 to 11 and the Common Property.

- 6.2 The Developer undertakes to construct or cause to be constructed eleven (11) single storey brick veneer dwellings of the design, appearance and of the materials depicted on the Pictorial Representation.
- 6.3 The Developer undertakes to the owners and occupiers from time to time of the community lots and the Corporation that it will pay the costs of repairing any damage caused by the Developer to lots 1 to 11 or to the Common Property or to any building or other property on any community lot or the Common Property.

7. Timing of Development Work

Construction of the Development including the driveway and landscaping works may be carried out between Monday to Friday of each week between the hours of 8.00 am and 5.30 pm and on Saturday between the hours of 9.00 am and 4.00 pm. In accordance with the Scheme Description the Developer estimated that the time for completion date of the Development is the 1st November 2019.

8. Access

In performing the obligations of this Contract, the Developer or owner of each community lot (personally and by their agents, employees or contractors) may take access by any means over the common property and may occupy and have access to any part of the community parcel which is reasonably necessary to perform any obligations under this Contract.

9. Theme and Architectural Design and Standard

The standard of work to be performed and the materials to be used for the improvements is to be fair average standard or such higher standard as the Developer in his absolute discretion may determine.

10. Services

- 10.1 Gas reticulation, electricity-wiring and telephone-wiring are to be provided and installed by the Developer so that each community lot can be connected to gas, electricity and telephone.
- 10.2 The electricity wiring and telephone wiring are to be constructed underground within the Common Property.

The terms of this instrument have not been checked by the Lands Titles Registration Office

Development Contract
Development No. 145/C122/18
PAGE 6 OF 9

DATED the 11th day of September 2019

EXECUTED AS AN AGREEMENT

Executed by Sudav Developments Pty. Ltd. in accordance with the Corporations Act in the presence of:-



.....
Director - D.P. Willmott



.....
Secretary - C.S. Willmott

The terms of this instrument have not been
checked by the Lands Titles Registration
Office

Development Contract
Development No. 145/C122/18
PAGE 7 OF 9

"A"

PLAN OF COMMUNITY DIVISION

APPROVED - NOT YET DEPOSITED

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	HACKHAM	RE-APPROVED:	COREY POLYAK 21/10/2019
MAP REF:	6627/11/Q	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:	
LAST PLAN:	F254509	DEVELOPMENT NO:	145/C122/18/001/55766		



C41915

SHEET 1 OF 3
68900_text_01_v05_Version_5

AGENT DETAILS: LOCK SURVEYS
87 SPRINGBANK ROAD
CLAPHAM SA 5062
PH: (08) 8277 9552
FAX:

AGENT CODE: LOCK
REFERENCE: 18014

SURVEYORS CERTIFICATION:
I Michael Grant Lock, a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
18th day of October 2019 Michael Grant Lock Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL ALLOTMENT(S)	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5174		242		23	D	38460	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	4.5.6	LONG	EASEMENT(S)	A		THE MINISTER FOR INFRASTRUCTURE	T 3120606
EXISTING	6.7.8	LONG	EASEMENT(S)	D		THE MINISTER FOR INFRASTRUCTURE	T 3137066
EXISTING	8.9.10.11	LONG	EASEMENT(S)	E		THE MINISTER FOR INFRASTRUCTURE	T 3148789
EXISTING	2.3.4	LONG	EASEMENT(S)	F		THE MINISTER FOR INFRASTRUCTURE	T 3155883
EXISTING	1.2	LONG	EASEMENT(S)	G		THE MINISTER FOR INFRASTRUCTURE	T 3163493
EXISTING	1.COMMON PROPERTY	LONG	EASEMENT(S)	P		THE MINISTER FOR INFRASTRUCTURE	VM 7600362

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 05 / 03 / 2019

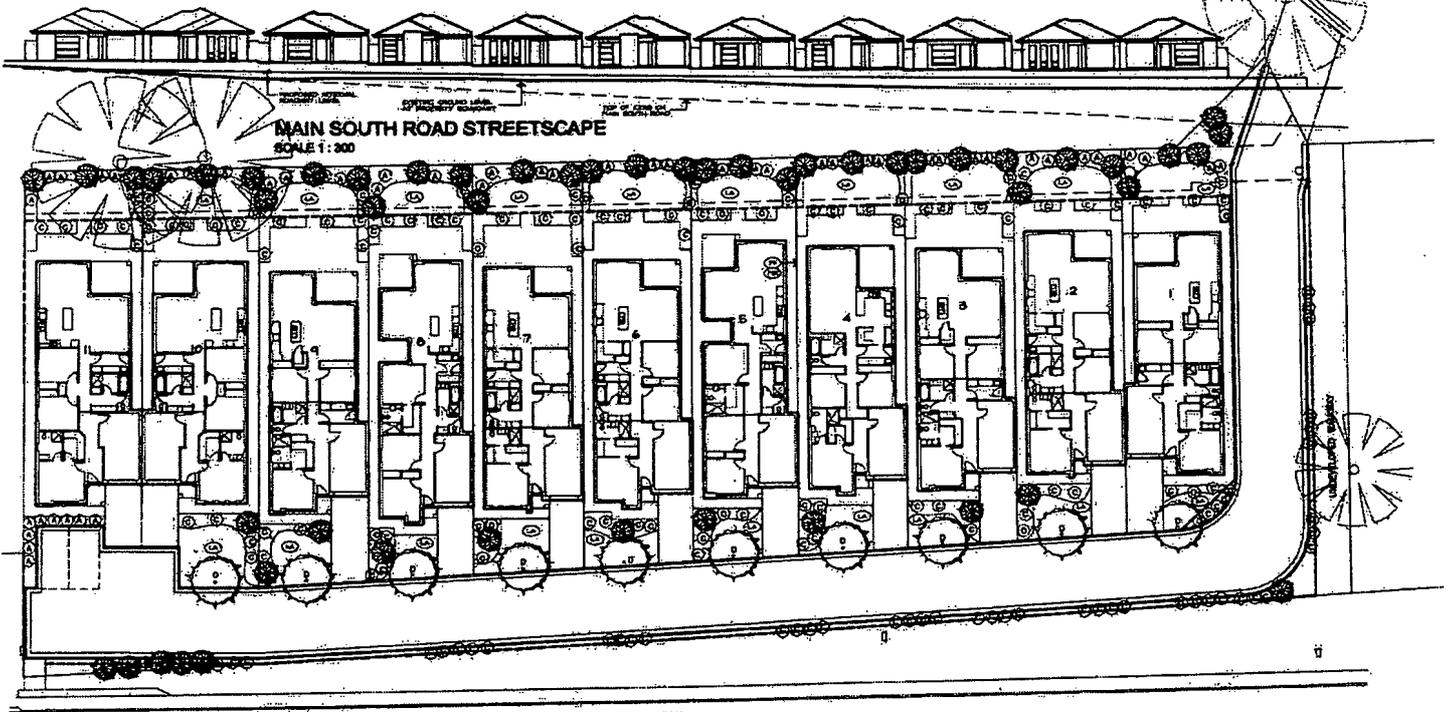
The terms of this instrument have not been
checked by the Lands Titles Registration
Office

Development Contract
Development No. 145/C122/18
PAGE 8 OF 9

"B"

LANDSCAPING PLAN

CITY OF ONKAPARINGA
 Development Plan Consent
 Consent date: 9 August 2018
 Approved in accordance with
 Development Act and Regulations



MAIN SOUTH ROAD STREETScape
 SCALE 1: 300



LANDSCAPING PLAN

SCALE: 1: 300

DATE: 15/03/2018

SCALE: METRES
 0 1 2 3 4 5 10

ANDREW HARPER
 BUILDING DESIGNER
 10/100 WILSON STREET
 ONKAPARINGA SA 5207
 PH: 08 8532 1111
 WWW.AHDESIGN.COM.AU

PRIME BUILDING COMPANY
 Project: **GROUP DWELLINGS**
 AC: **1-10/18 (LOT 23) ONKAPARINGA CRES HADSPAM**

Date: **MARCH 2018**
 Drawn by: **AH**
 Day No: **1822/18**
 Sheet: **4**
 File Ref: **prime-1822**
 Issue Ref: **D**

REVISIONS

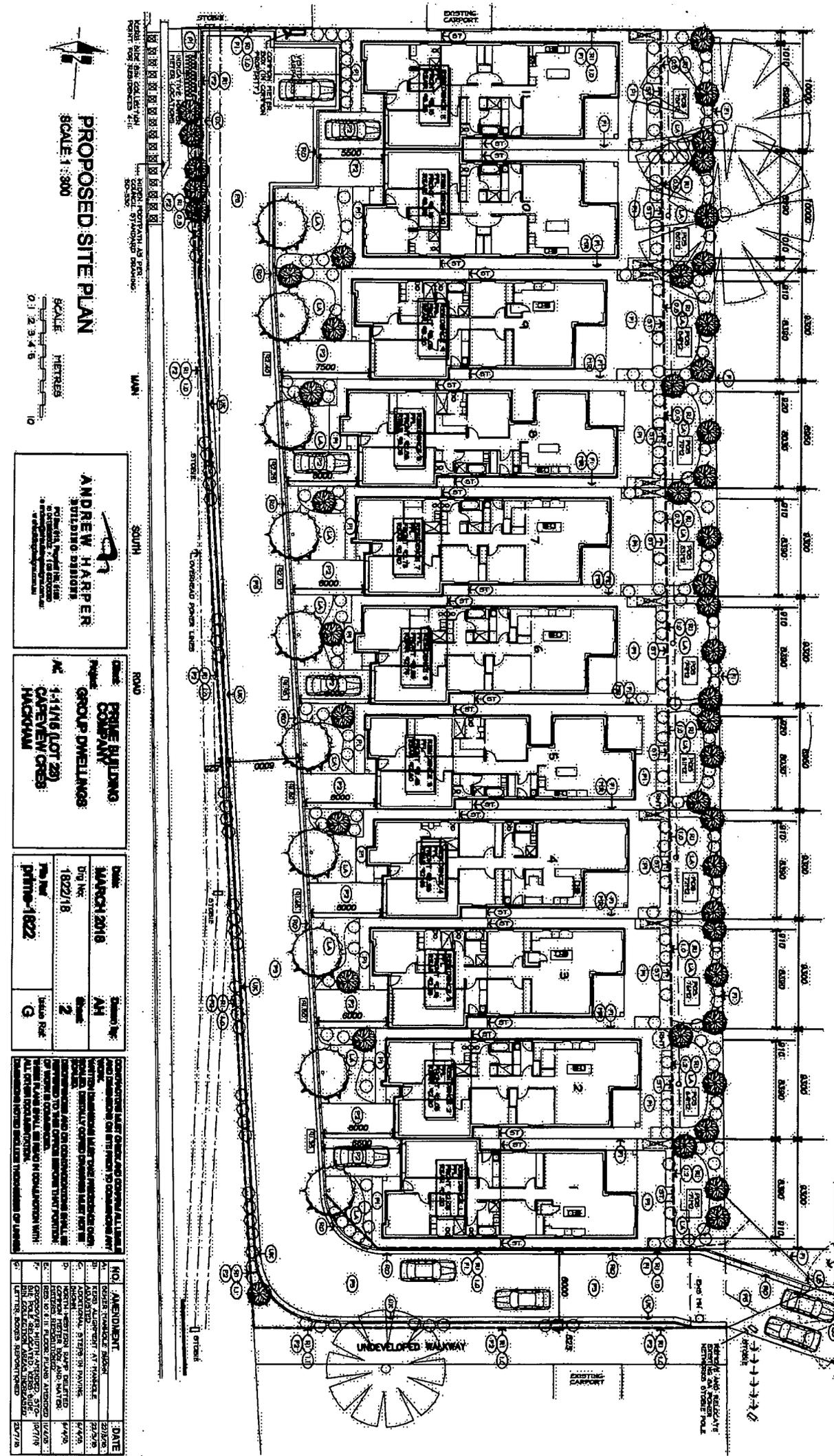
NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	03/03/18
2	ISSUED FOR PERMITS	03/03/18
3	ISSUED FOR CONSTRUCTION	03/03/18
4	ISSUED FOR AS-BUILT	03/03/18

NO.	AMENDMENT	DATE
1	ISSUED FOR TENDERS	03/03/18
2	ISSUED FOR PERMITS	03/03/18
3	ISSUED FOR CONSTRUCTION	03/03/18
4	ISSUED FOR AS-BUILT	03/03/18

<p>1. Let their command track: 1.1 Let their public space 1.2 Let their public space 1.3 Let their public space 1.4 Let their public space 1.5 Let their public space 1.6 Let their public space 1.7 Let their public space 1.8 Let their public space 1.9 Let their public space 1.10 Let their public space</p>	<p>2. Let their public space: 2.1 Let their public space 2.2 Let their public space 2.3 Let their public space 2.4 Let their public space 2.5 Let their public space 2.6 Let their public space 2.7 Let their public space 2.8 Let their public space 2.9 Let their public space 2.10 Let their public space</p>	<p>3. Let their public space: 3.1 Let their public space 3.2 Let their public space 3.3 Let their public space 3.4 Let their public space 3.5 Let their public space 3.6 Let their public space 3.7 Let their public space 3.8 Let their public space 3.9 Let their public space 3.10 Let their public space</p>	<p>4. Let their public space: 4.1 Let their public space 4.2 Let their public space 4.3 Let their public space 4.4 Let their public space 4.5 Let their public space 4.6 Let their public space 4.7 Let their public space 4.8 Let their public space 4.9 Let their public space 4.10 Let their public space</p>
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LANDSCAPING LEGEND TO BE READ IN CONNECTION WITH SHEET 4

<p>1 - PLANTING SPECIES FROM THE PLANTING SPECIES LIST: A - SPECIES TO BE PLANTED B - SPECIES TO BE PLANTED C - SPECIES TO BE PLANTED D - SPECIES TO BE PLANTED E - SPECIES TO BE PLANTED F - SPECIES TO BE PLANTED G - SPECIES TO BE PLANTED H - SPECIES TO BE PLANTED I - SPECIES TO BE PLANTED J - SPECIES TO BE PLANTED K - SPECIES TO BE PLANTED L - SPECIES TO BE PLANTED M - SPECIES TO BE PLANTED N - SPECIES TO BE PLANTED O - SPECIES TO BE PLANTED P - SPECIES TO BE PLANTED Q - SPECIES TO BE PLANTED R - SPECIES TO BE PLANTED S - SPECIES TO BE PLANTED T - SPECIES TO BE PLANTED U - SPECIES TO BE PLANTED V - SPECIES TO BE PLANTED W - SPECIES TO BE PLANTED X - SPECIES TO BE PLANTED Y - SPECIES TO BE PLANTED Z - SPECIES TO BE PLANTED</p>	<p>2 - SMALL SHRUBS A - SPECIES TO BE PLANTED B - SPECIES TO BE PLANTED C - SPECIES TO BE PLANTED D - SPECIES TO BE PLANTED E - SPECIES TO BE PLANTED F - SPECIES TO BE PLANTED G - SPECIES TO BE PLANTED H - SPECIES TO BE PLANTED I - SPECIES TO BE PLANTED J - SPECIES TO BE PLANTED K - SPECIES TO BE PLANTED L - SPECIES TO BE PLANTED M - SPECIES TO BE PLANTED N - SPECIES TO BE PLANTED O - SPECIES TO BE PLANTED P - SPECIES TO BE PLANTED Q - SPECIES TO BE PLANTED R - SPECIES TO BE PLANTED S - SPECIES TO BE PLANTED T - SPECIES TO BE PLANTED U - SPECIES TO BE PLANTED V - SPECIES TO BE PLANTED W - SPECIES TO BE PLANTED X - SPECIES TO BE PLANTED Y - SPECIES TO BE PLANTED Z - SPECIES TO BE PLANTED</p>	<p>3 - BORDERS, HEDGES, A - SPECIES TO BE PLANTED B - SPECIES TO BE PLANTED C - SPECIES TO BE PLANTED D - SPECIES TO BE PLANTED E - SPECIES TO BE PLANTED F - SPECIES TO BE PLANTED G - SPECIES TO BE PLANTED H - SPECIES TO BE PLANTED I - SPECIES TO BE PLANTED J - SPECIES TO BE PLANTED K - SPECIES TO BE PLANTED L - SPECIES TO BE PLANTED M - SPECIES TO BE PLANTED N - SPECIES TO BE PLANTED O - SPECIES TO BE PLANTED P - SPECIES TO BE PLANTED Q - SPECIES TO BE PLANTED R - SPECIES TO BE PLANTED S - SPECIES TO BE PLANTED T - SPECIES TO BE PLANTED U - SPECIES TO BE PLANTED V - SPECIES TO BE PLANTED W - SPECIES TO BE PLANTED X - SPECIES TO BE PLANTED Y - SPECIES TO BE PLANTED Z - SPECIES TO BE PLANTED</p>	<p>4 - SHADE TREES A - SPECIES TO BE PLANTED B - SPECIES TO BE PLANTED C - SPECIES TO BE PLANTED D - SPECIES TO BE PLANTED E - SPECIES TO BE PLANTED F - SPECIES TO BE PLANTED G - SPECIES TO BE PLANTED H - SPECIES TO BE PLANTED I - SPECIES TO BE PLANTED J - SPECIES TO BE PLANTED K - SPECIES TO BE PLANTED L - SPECIES TO BE PLANTED M - SPECIES TO BE PLANTED N - SPECIES TO BE PLANTED O - SPECIES TO BE PLANTED P - SPECIES TO BE PLANTED Q - SPECIES TO BE PLANTED R - SPECIES TO BE PLANTED S - SPECIES TO BE PLANTED T - SPECIES TO BE PLANTED U - SPECIES TO BE PLANTED V - SPECIES TO BE PLANTED W - SPECIES TO BE PLANTED X - SPECIES TO BE PLANTED Y - SPECIES TO BE PLANTED Z - SPECIES TO BE PLANTED</p>
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CITY OF ONKAPARINGA
 Development Plan Consent
 Consent date: 9 August 2018
 Enforced plan start date: 10 August 2018
 Development Act and Regulations

ANDREW HARPER
 ARCHITECT
 11/116 LOT 29
 CARPENTERS
 MACKAY

GROUP DWELLINGS
 11/116 LOT 29
 CARPENTERS
 MACKAY

DATE: MARCH 2018
DATE: 18/02/18
DATE: 18/02/18
DATE: 18/02/18

NO. AMENDMENT: 1
DATE: 22/03/18
NO. AMENDMENT: 2
DATE: 22/03/18
NO. AMENDMENT: 3
DATE: 22/03/18
NO. AMENDMENT: 4
DATE: 22/03/18
NO. AMENDMENT: 5
DATE: 22/03/18
NO. AMENDMENT: 6
DATE: 22/03/18
NO. AMENDMENT: 7
DATE: 22/03/18
NO. AMENDMENT: 8
DATE: 22/03/18
NO. AMENDMENT: 9
DATE: 22/03/18
NO. AMENDMENT: 10
DATE: 22/03/18

The terms of this instrument have not been
checked by the Lands Titles Registration
Office

Development Contract
Development No. 145/C122/18
PAGE 9 OF 9

"C"

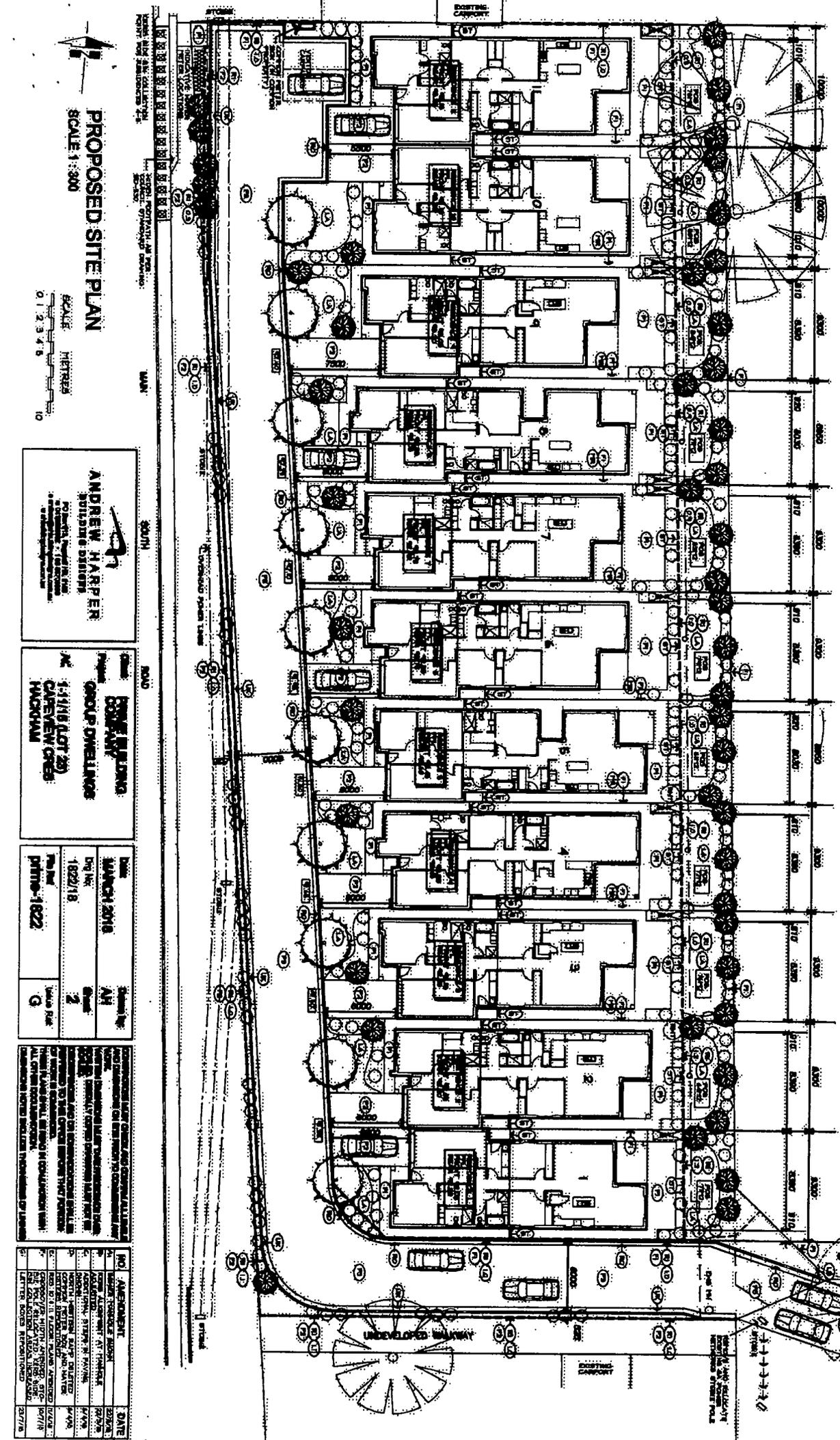
PICTORIAL REPRESENTATION

Site Plan Legend

(1) 1 m high concrete fence	(20) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(30) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(2) 1.2 m high solid masonry wall	(21) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(31) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(3) 1.5 m high solid masonry wall	(22) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(32) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(4) 1.8 m high solid masonry wall	(23) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(33) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(5) 2.1 m high solid masonry wall	(24) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(34) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(6) 2.4 m high solid masonry wall	(25) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(35) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(7) 2.7 m high solid masonry wall	(26) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(36) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(8) 3.0 m high solid masonry wall	(27) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(37) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(9) 3.3 m high solid masonry wall	(28) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(38) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan
(10) 3.6 m high solid masonry wall	(29) Concrete slab, curb, kerb, as per the finished level, as indicated on the site plan	(39) Conservation easements, as per the Conservation Easement Agreement, as indicated on the site plan

LANDSCAPING LEGEND TO BE READ IN CONJUNCTION WITH PART 4

PLANTS SELECTED FROM THE PLANT LIST	B - SMALL TREES	C - SHRUBS, HERBACEAS, GRASSES	D - SHADE TREES
(1) 1.5 m high solid masonry wall	(1) 1.5 m high solid masonry wall	(1) 1.5 m high solid masonry wall	(1) 1.5 m high solid masonry wall
(2) 1.8 m high solid masonry wall	(2) 1.8 m high solid masonry wall	(2) 1.8 m high solid masonry wall	(2) 1.8 m high solid masonry wall
(3) 2.1 m high solid masonry wall	(3) 2.1 m high solid masonry wall	(3) 2.1 m high solid masonry wall	(3) 2.1 m high solid masonry wall
(4) 2.4 m high solid masonry wall	(4) 2.4 m high solid masonry wall	(4) 2.4 m high solid masonry wall	(4) 2.4 m high solid masonry wall
(5) 2.7 m high solid masonry wall	(5) 2.7 m high solid masonry wall	(5) 2.7 m high solid masonry wall	(5) 2.7 m high solid masonry wall
(6) 3.0 m high solid masonry wall	(6) 3.0 m high solid masonry wall	(6) 3.0 m high solid masonry wall	(6) 3.0 m high solid masonry wall
(7) 3.3 m high solid masonry wall	(7) 3.3 m high solid masonry wall	(7) 3.3 m high solid masonry wall	(7) 3.3 m high solid masonry wall
(8) 3.6 m high solid masonry wall	(8) 3.6 m high solid masonry wall	(8) 3.6 m high solid masonry wall	(8) 3.6 m high solid masonry wall
(9) 3.9 m high solid masonry wall	(9) 3.9 m high solid masonry wall	(9) 3.9 m high solid masonry wall	(9) 3.9 m high solid masonry wall
(10) 4.2 m high solid masonry wall	(10) 4.2 m high solid masonry wall	(10) 4.2 m high solid masonry wall	(10) 4.2 m high solid masonry wall



PROPOSED SITE PLAN
SCALE 1:200

SCALE METRES
0 1 2 3 4 5 10

ANDREW HARPER
ARCHITECTURE DESIGN
PO BOX 1000
1000 COLLEGE STREET
DUNEDIN 9016

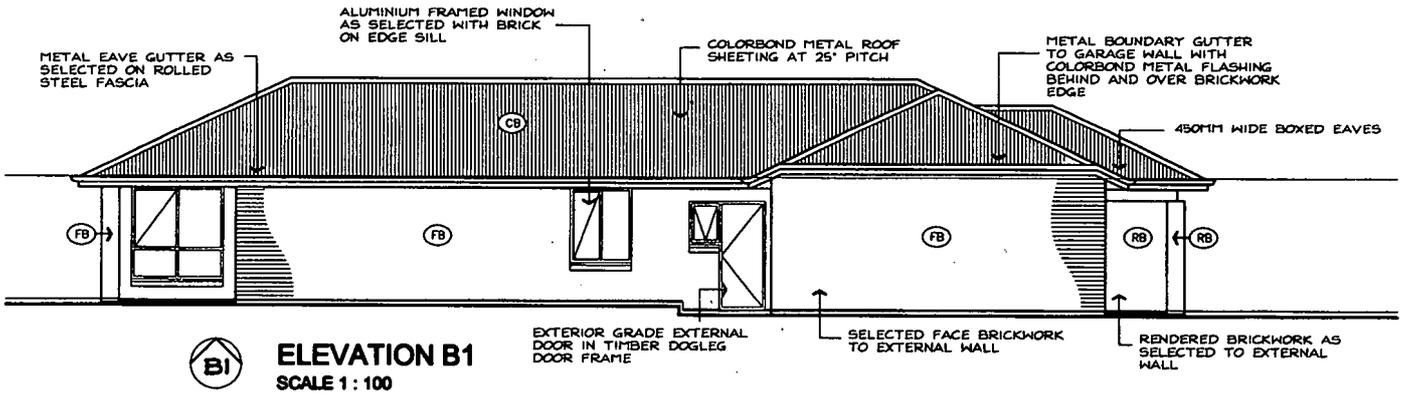
HOME BUILDING GROUP DWELLINGS
14-16 (LOT 29) CAREW OAKS HOODWAY

DATE: MARCH 2016
DRG NO.: 1/022/18
PHASE: PH10-1022
SCALE: A4
NO. SHEETS: 2
THIS SHEET: Q

FOR INFORMATION OF OWNER AND CONSULTANTS:
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.
ALL DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS.
ALL OTHER DIMENSIONS SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS.

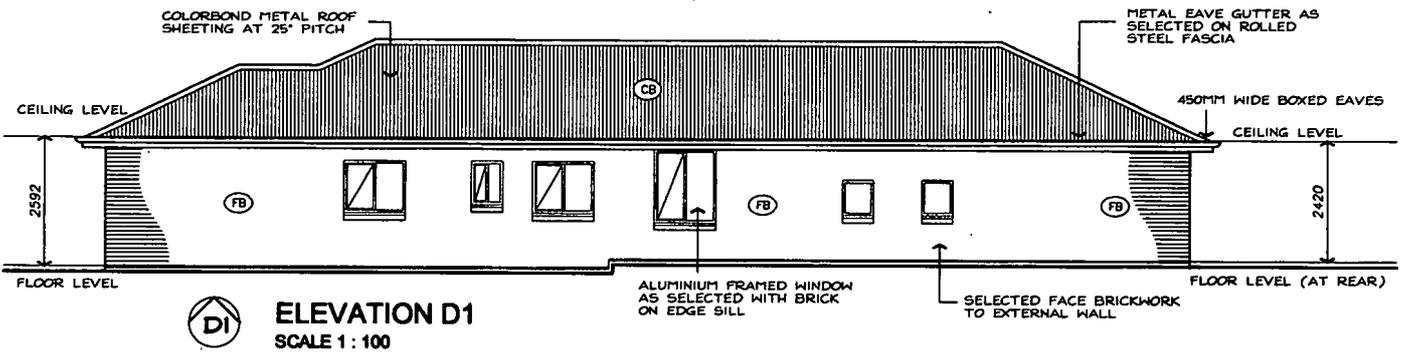
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2	ISSUE FOR TENDER	22/04/16
3	ISSUE FOR TENDER	22/04/16
4	ISSUE FOR TENDER	22/04/16
5	ISSUE FOR TENDER	22/04/16
6	ISSUE FOR TENDER	22/04/16
7	ISSUE FOR TENDER	22/04/16
8	ISSUE FOR TENDER	22/04/16
9	ISSUE FOR TENDER	22/04/16
10	ISSUE FOR TENDER	22/04/16

CITY OF ONKAPARINGA
Development Plan Consent
Consent date 9 August 2018
Enforced full compliance with the Development Act and Regulations

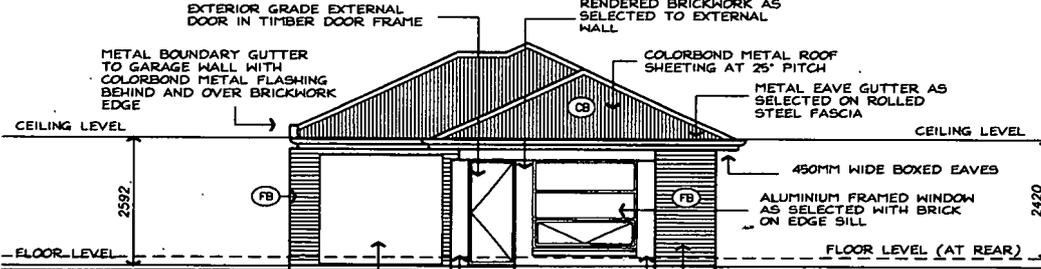


B1 ELEVATION B1
SCALE 1 : 100

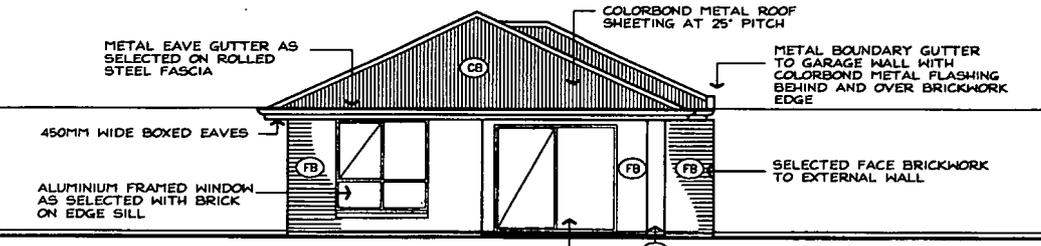
EXTERIOR GRADE EXTERNAL DOOR IN TIMBER DOGLEG DOOR FRAME
SELECTED FACE BRICKWORK TO EXTERNAL WALL
RENDERED BRICKWORK AS SELECTED TO EXTERNAL WALL



D1 ELEVATION D1
SCALE 1 : 100



C1 ELEVATION C1
SCALE 1 : 100



A1 ELEVATION A1
SCALE 1 : 100

ALUMINIUM FRAMED SLIDING GLASS DOOR

ELEVATION LEGEND	
FB	FACE BRICKWORK TO EXTERNAL WALL
RB	RENDERED BRICKWORK TO EXTERNAL WALL
CB	COLORBOND CORRUGATED METAL ROOF SHEETING
CT	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNS

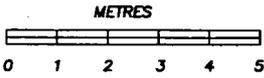
PO Box 913, Forest Hill QLD 4108
in Queensland • (07) 5570080
a.harper@andrewharper.com.au
www.andrewharper.com.au

Client: **PRIME BUILDING COMPANY**
Project: **GROUP DWELLING**
AC: **1/15 (LOT 23) CAPEVIEW CRES HACKHAM**

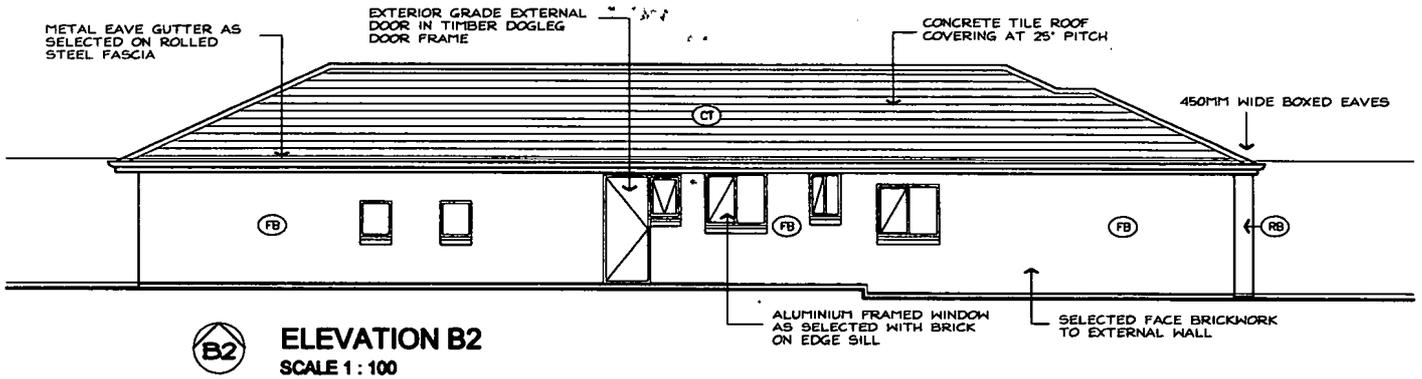
Date: **MARCH 2018** Drawn By: **AH**
Dwg No: **1822/18** Sheet: **6**
File Ref: **prime-1822** Issue Ref:

CONTRACTORS MUST CHECK AND CORRECT ALL LABELS AND DIMENSIONS ON THIS PLAN TO COMMENCE ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER ALL DIMENSIONS ON THIS PLAN TO COMMENCE ANY WORK.
DIMENSIONS AND OR CORRECTIONS SHALL BE REFERRED TO THE OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THIS PLAN SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE THICKNESS OF LINING

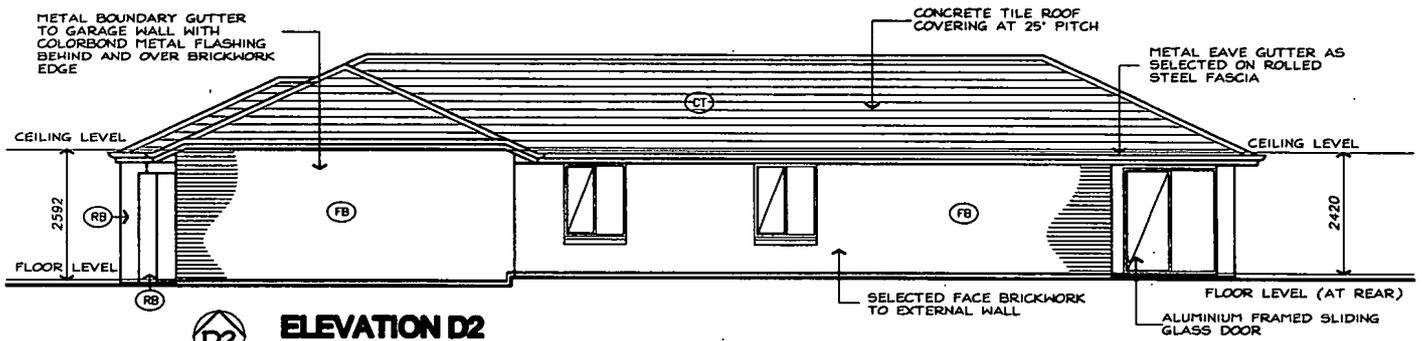
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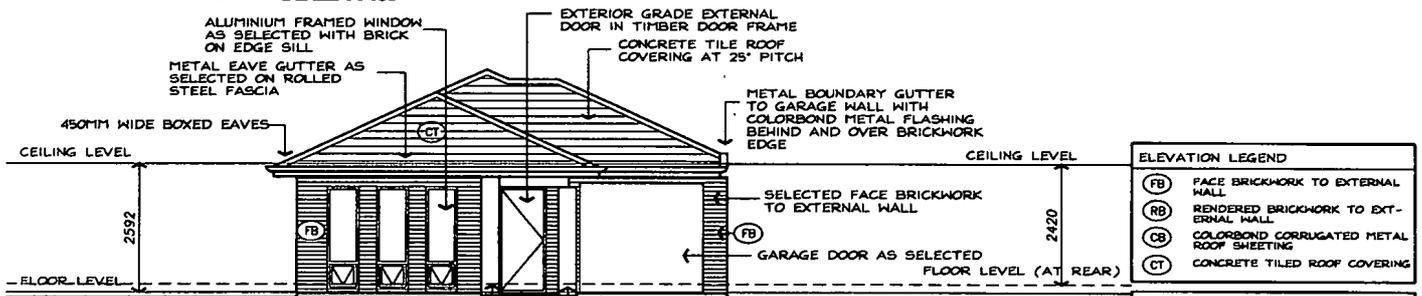
RESIDENCE 1



B2 ELEVATION B2
SCALE 1 : 100



D2 ELEVATION D2
SCALE 1 : 100



C2 ELEVATION C2
SCALE 1 : 100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNERS
PO Box 915, Pagewood Hill QLD
61 07556222 • 1 88 888888
a@ahd@andrewharperdesign.com.au
w@andrewharperdesign.com.au

Client: **PRIME BUILDING COMPANY**
Project: **GROUP DWELLING**
AC: **2/15 (LOT 23) CAPEVIEW CRES HACKHAM**

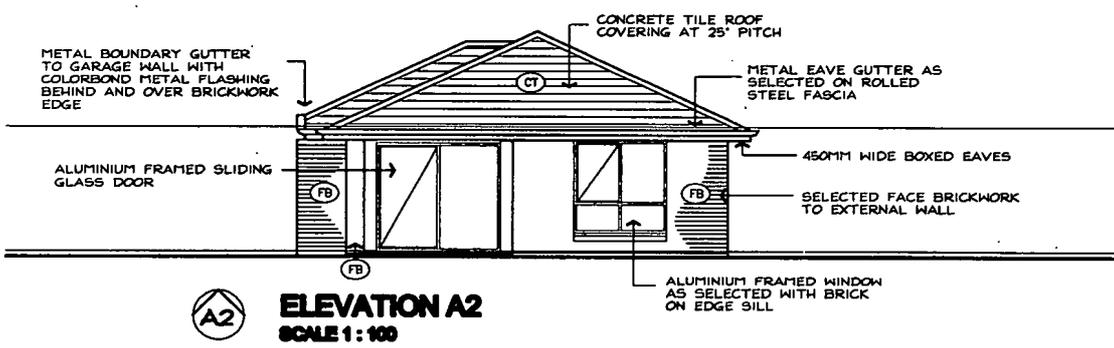
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Drwg No: **1822/18** Sheet: **8**

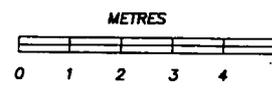
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CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALES. CRITICALLY COPIED DIMENSIONS MUST NOT BE SCALED.
DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THREE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE THICKNESSES OF LININGS

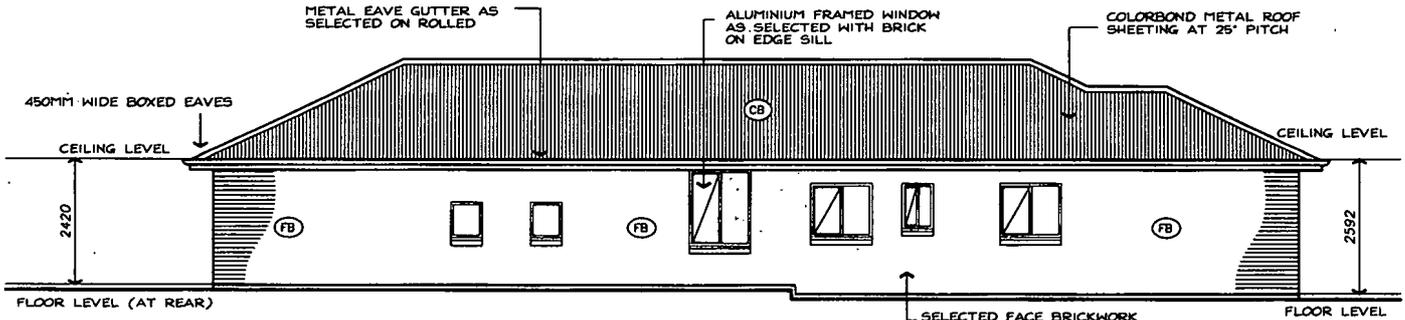
NO.	AMENDMENT	DATE



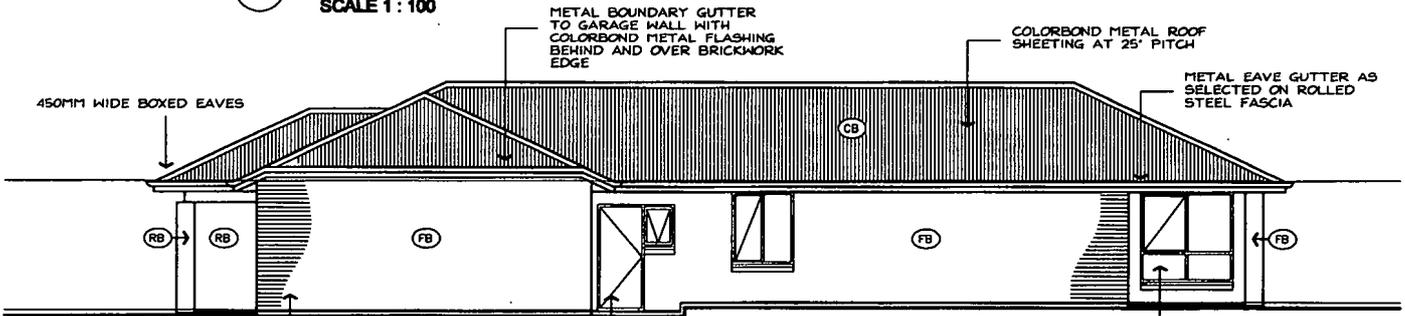
A2 ELEVATION A2
SCALE 1 : 100



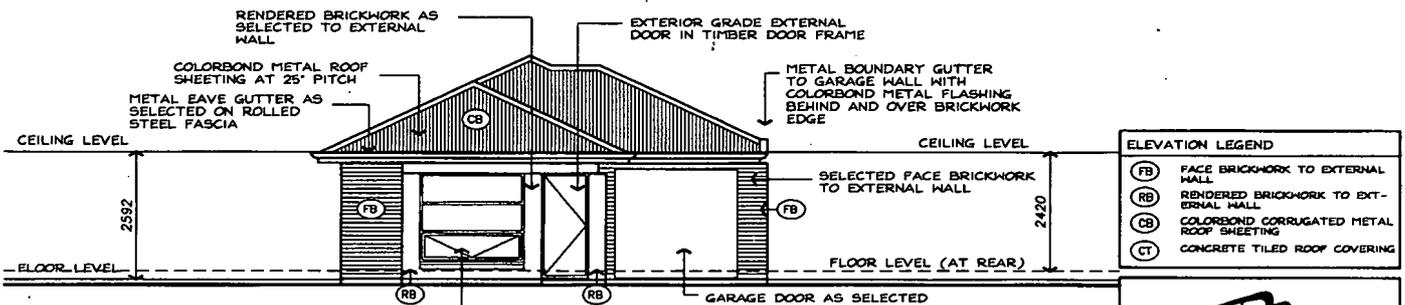
RESIDENCE 2



B3
ELEVATION B3
 SCALE 1: 100



D3
ELEVATION D3
 SCALE 1: 100



C3
ELEVATION C3
 SCALE 1: 100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
 BUILDING DESIGNS

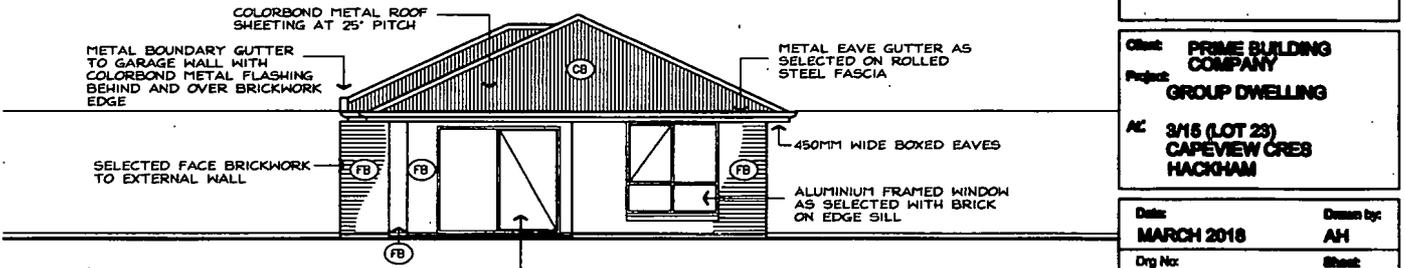
PO Box 913, Prospect Hill QLD 4815
 m 0418888822 • f 08 65702020
 a.harper@andrewharpers.com.au
 www.andrewharpers.com.au

Client: **PRIME BUILDING COMPANY**
 Project: **GROUP DWELLING**
 AC: **3/15 (LOT 23) CAPEVIEW CREB HACKHAM**

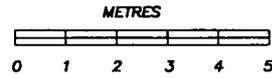
Date: MARCH 2018	Drawn by: AH
Dwg No: 1822/18	Sheet: 10
File Ref: prime-1822	Issue Ref:

CONTRACTORS MUST CHECK AND CONFIRM ALL LOADS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
 WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALES, DIGITALLY COPIED DIMENSIONS MUST NOT BE USED.
 DISCREPANCIES AND/OR CONFLICTS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
 THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
 DIMENSIONS NOTED INCLUDE THICKNESS OF LINES.

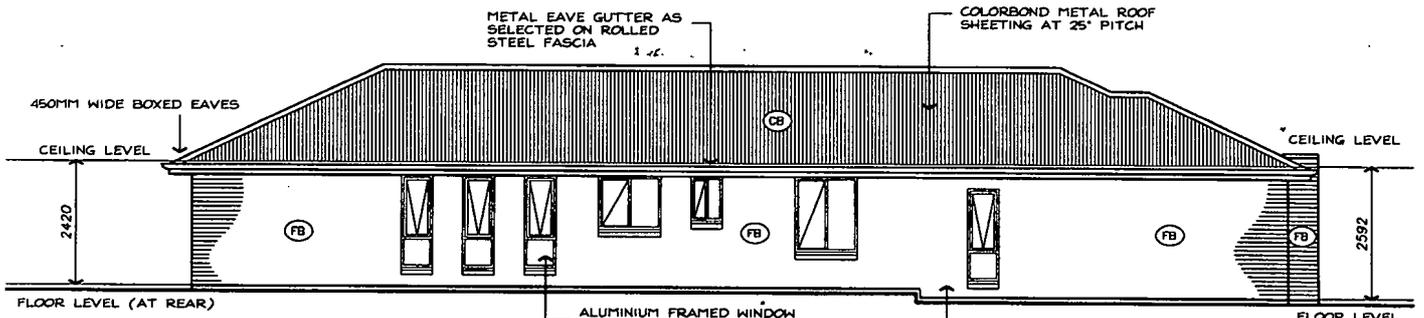
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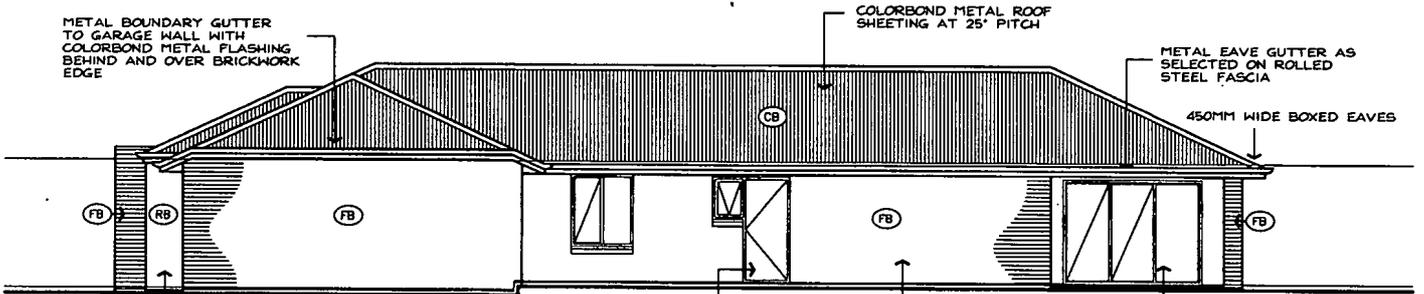
A3
ELEVATION A3
 SCALE 1: 100



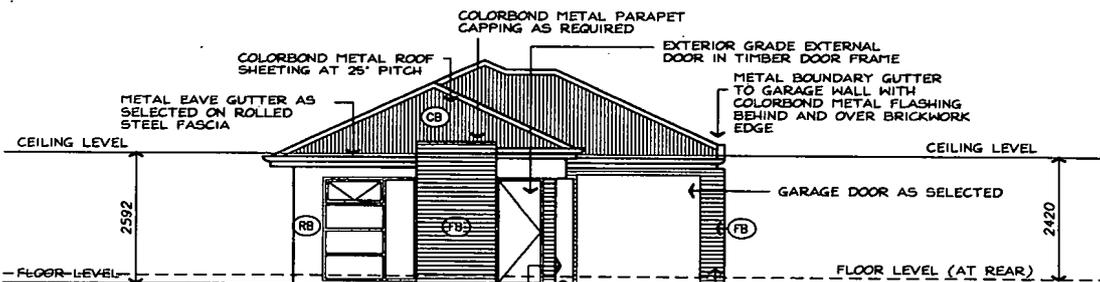
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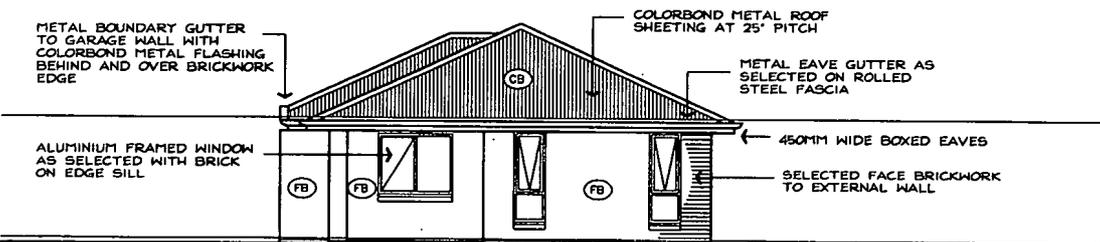
B4
ELEVATION B4
SCALE 1:100



D4
ELEVATION D4
SCALE 1:100



C4
ELEVATION C4
SCALE 1:100



A4
ELEVATION A4
SCALE 1:100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNS

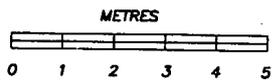
PO Box 913, Flagstaff Hill, 5152
in 08158202 - 108 450000
a andrew@andrewharper.com.au
www.andrewharper.com.au

Client: **PRIME BUILDING COMPANY**
Project: **GROUP DWELLING**
At: **416 (LOT 23) CAPEVIEW CRES HACKHAM**

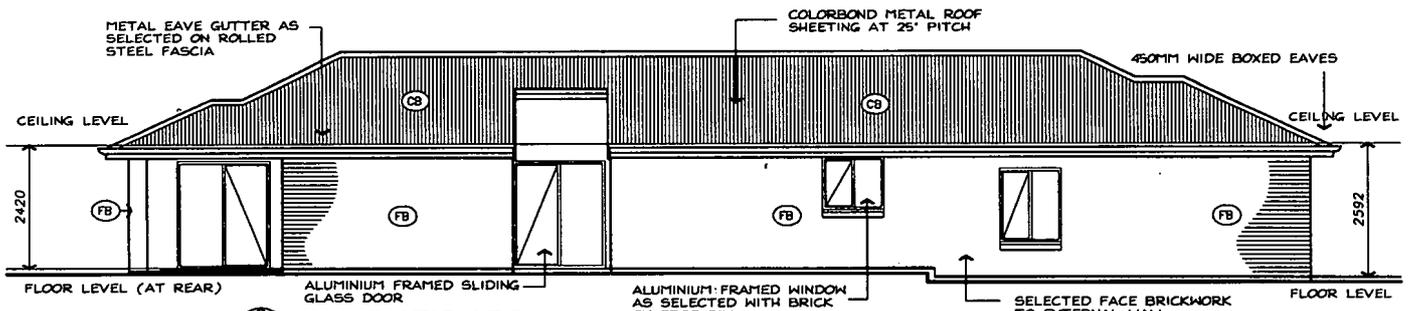
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Org No: 1822/18	Sheet: 12
File Ref: prime-1822	Issue Ref:

CONTRACTORS MUST CHECK AND CONFIRM ALL LIMITS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WHEN DIMENSIONS MUST TAKE PRECEDENCE OVER SIZES, EXTERNALLY CORDED DIMENSIONS MUST NOT BE SIZES.
DISCREPANCIES AND OR CONFLICTS SHALL BE REFERRED TO THE OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THIS PLAN SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE THICKNESS OF LINING

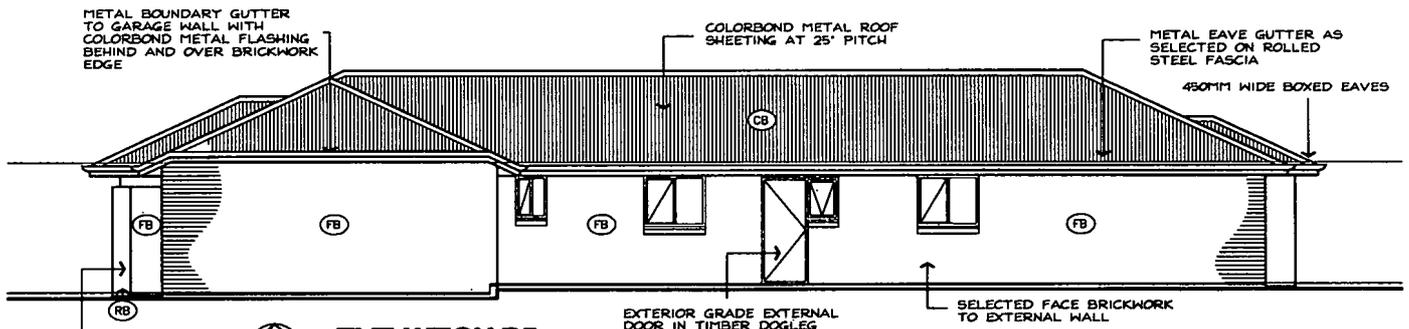
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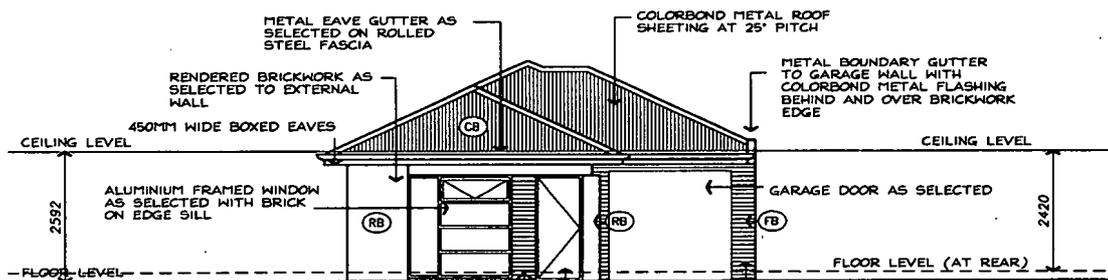
RESIDENCE 4



ELEVATION B5
SCALE 1 : 100



ELEVATION D5
SCALE 1 : 100



ELEVATION C5
SCALE 1 : 100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNERS

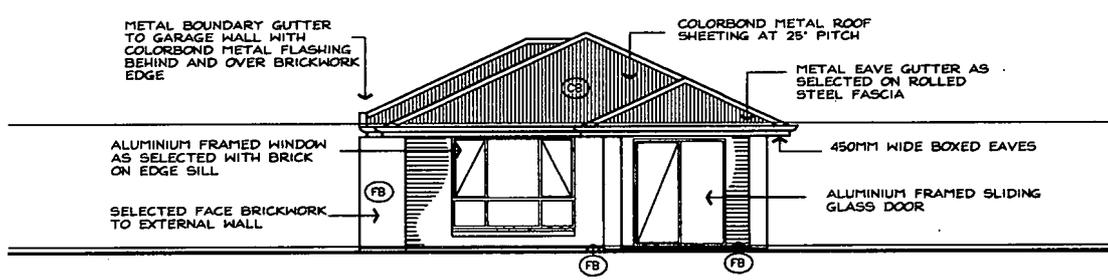
PO Box 915, Flagstaff Hill, 5125
in OZ850222 • 138 8370200
a andrew@andrewharpers.com.au
w andrewharpers.com.au

Client: PRIME BUILDING COMPANY
Project: GROUP DWELLING
AC: 6/15 (LOT 23) CAPEVIEW GRES HACKHAM

Date:	MARCH 2018	Drawn by:	AH
Org No:	1822/18	Sheet:	14
File Ref:	prime-1822	Issue Ref:	

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALES. ORIGINALLY COPIED DIMENSIONS MUST NOT BE SCALE.
DISCREPANCIES AND OR CONVICTIONS SHALL BE REFERRED TO THE OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THREE PLANS SHALL BE FIELD IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
DIMENSIONS NOTED INCLUDE THE THICKNESS OF LININGS

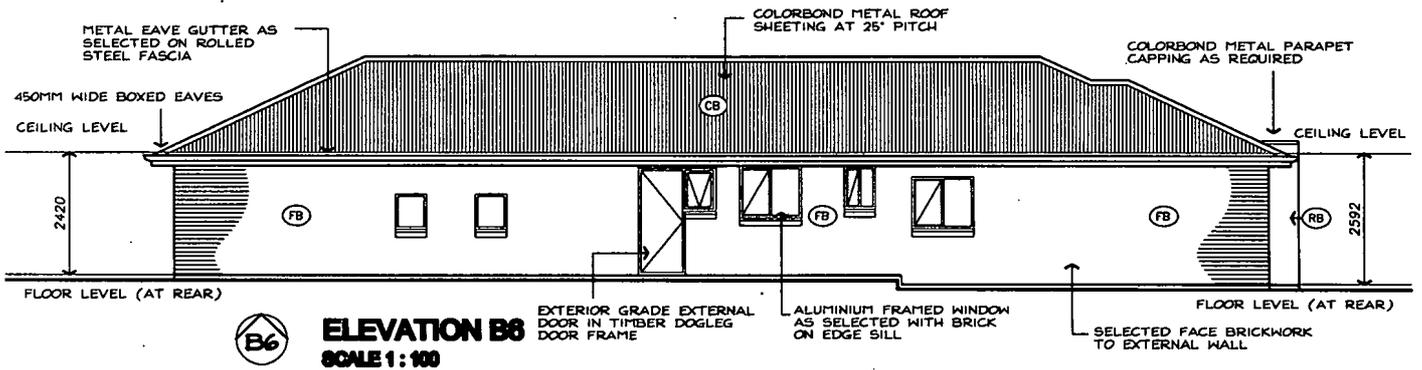
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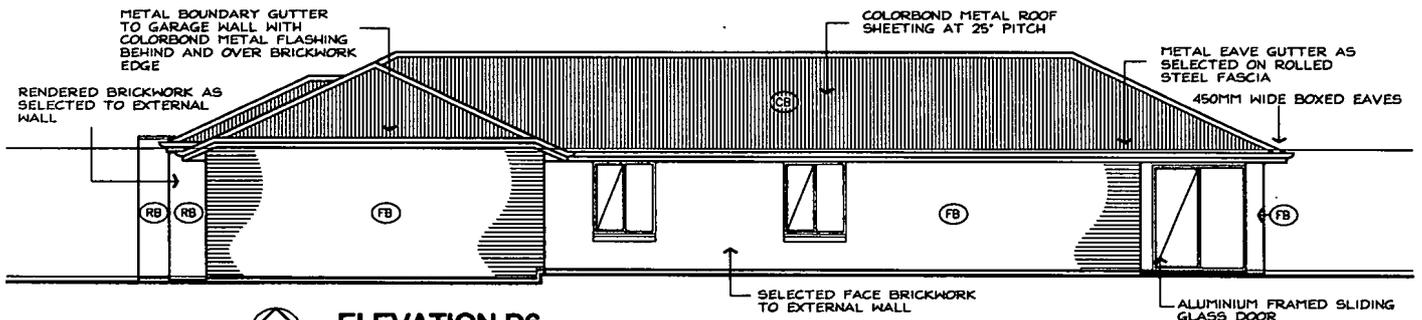
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SCALE 1 : 100



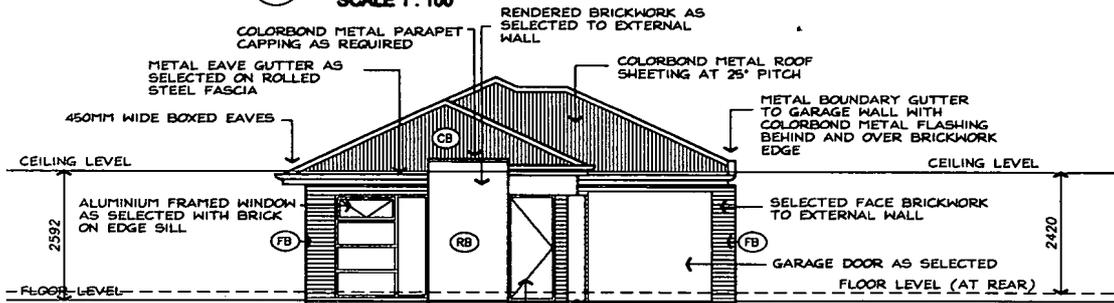
RESIDENCE 5



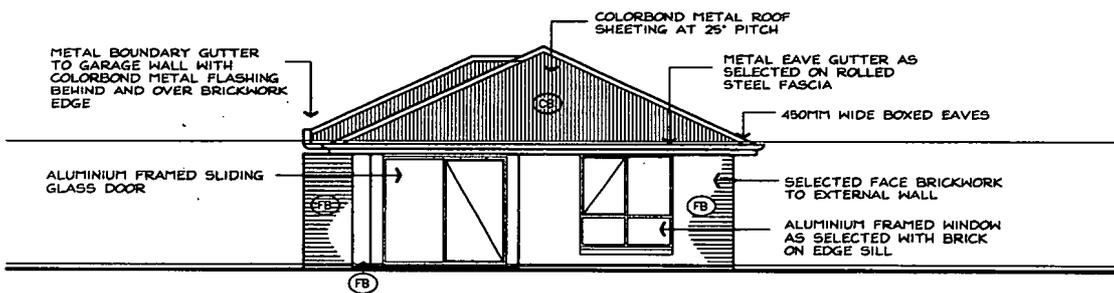
B6
ELEVATION B6
SCALE 1:100



D6
ELEVATION D6
SCALE 1:100



C6
ELEVATION C6
SCALE 1:100



A6
ELEVATION A6
SCALE 1:100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNS
PO Box 913, Flagstaff Hill, 5163
in 081388322 • 1 88 4270800
• andrew@ahdesigns.com.au
• ahbuildingdesigns.com.au

Client: **PRIME BUILDING COMPANY**
Project: **GROUP DWELLING**
AC: **6/15 (LOT 23) CAPEVIEW CRES HACKHAM**

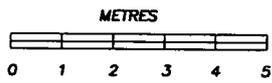
Date: **MARCH 2018** Drawn by: **AH**

Dwg No: **1822/18** Sheet: **16**

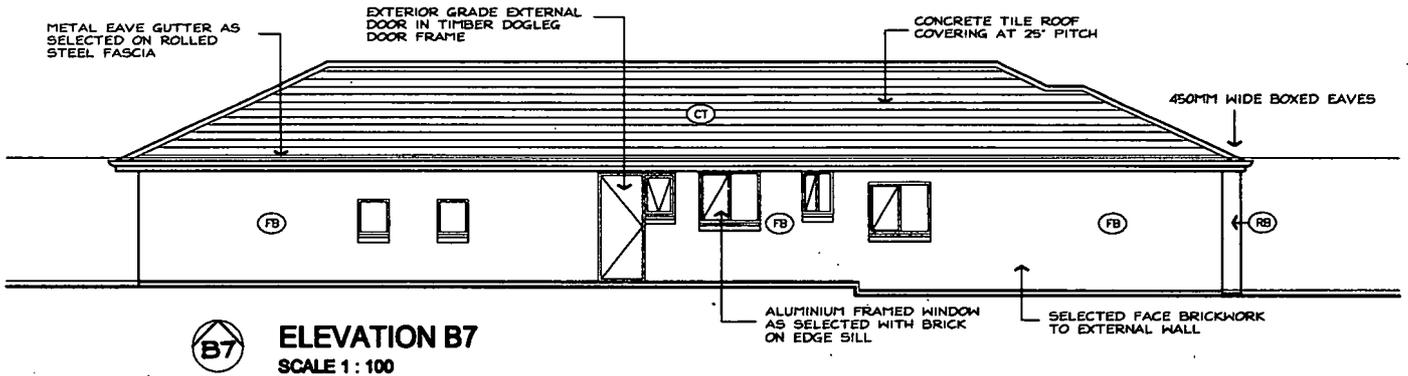
File Ref: **prime-1822** Issue Ref:

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALES. CRITICALLY COPIED DIMENSIONS MUST NOT BE SCALED.
DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE TOLERANCES OF WORK.

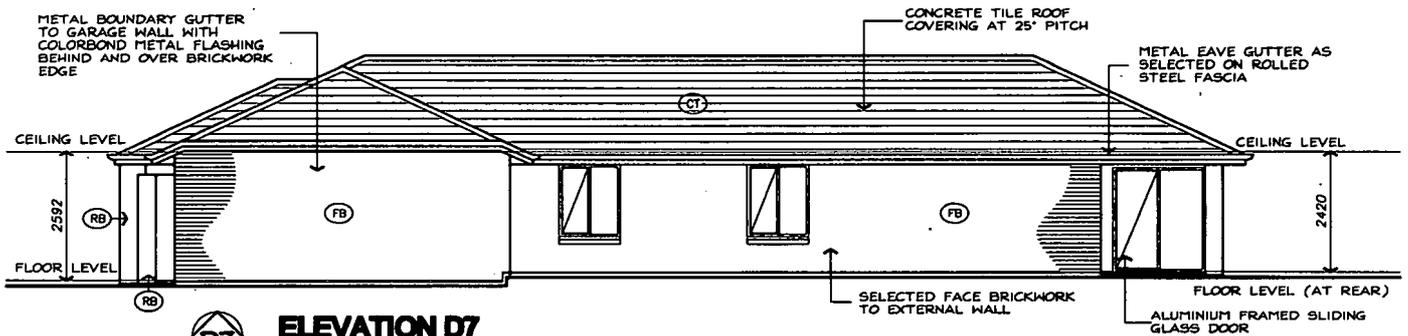
NO.	AMENDMENT	DATE



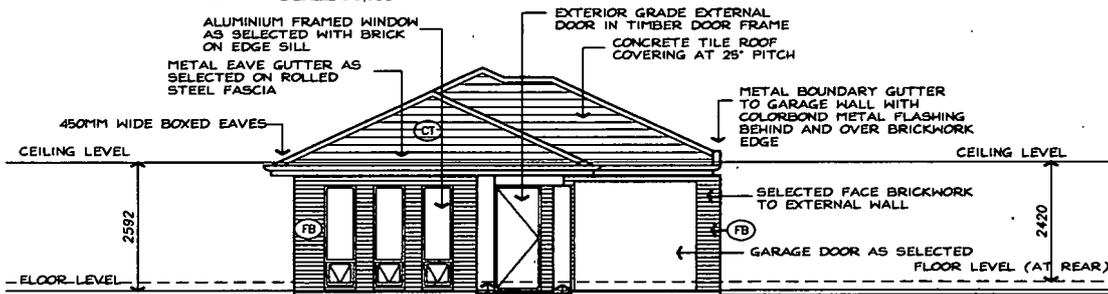
RESIDENCE 6



E7 **ELEVATION B7**
SCALE 1 : 100



D7 **ELEVATION D7**
SCALE 1 : 100



C7 **ELEVATION C7**
SCALE 1 : 100

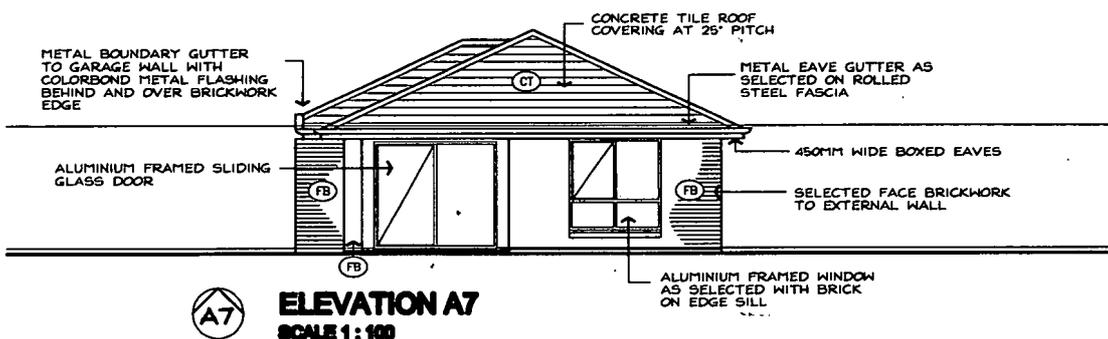
ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

Andrew Harper
BUILDING DESIGNS

PO Box 824, Pymble NSW 1508
 02 9370 2200 • 08 8230 2200
 a.harp@andrewharp.com.au
 www.andrewharp.com.au

Client: **PRIME BUILDING COMPANY**
 Project: **GROUP DWELLING**
 AC: **7/15 (LOT 23) CAPEVIEW CRES HACKHAM**

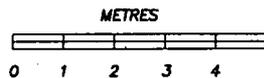
Date: MARCH 2018	Drawn by: AH
Drawn by: 1822/18	Sheet: 18
File Ref: prime-1822	Issue Ref:



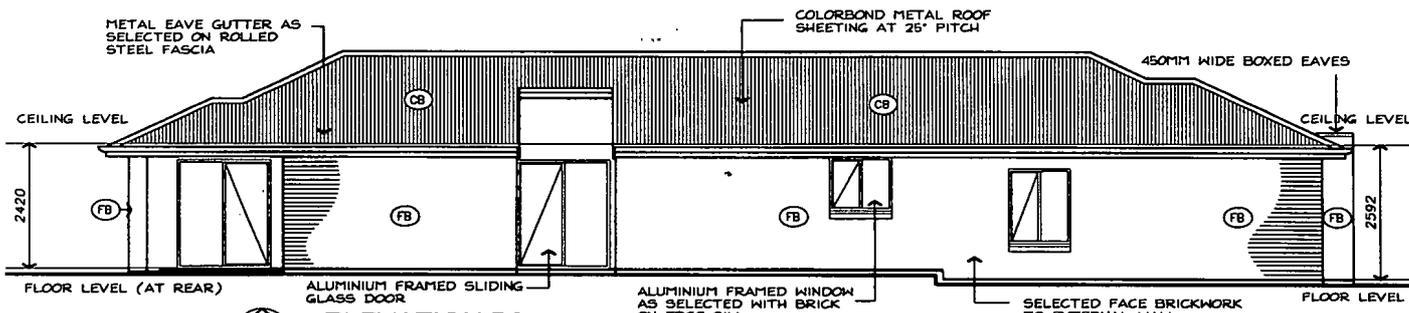
A7 **ELEVATION A7**
SCALE 1 : 100

CONTRACTORS MUST CHECK AND CONFIRM ALL LINES AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
 WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.
 DIMENSIONS AND OR CORRECTIONS SHALL BE REFERRED TO THE OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
 THESE PLANS SHALL BE REVD IN CONFORMANCE WITH ALL OTHER REGULATIONS.
 DIMENSIONS NOTED INCLUDE THICKNESS OF LINING

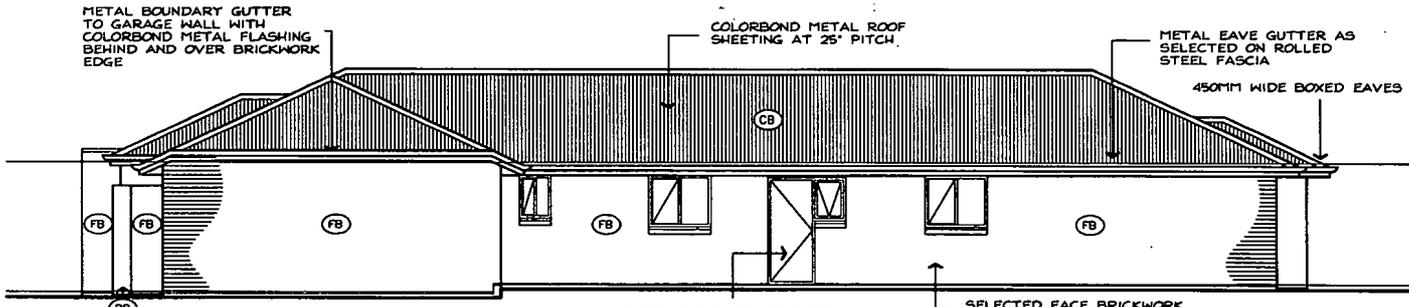
NO.	AMENDMENT	DATE



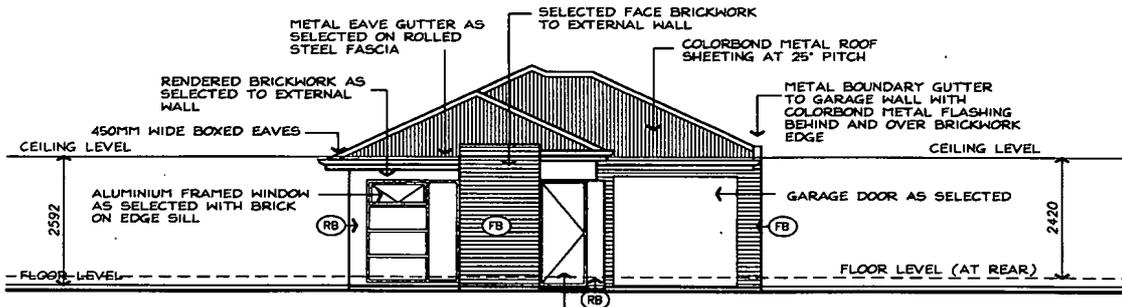
RESIDENCE 7



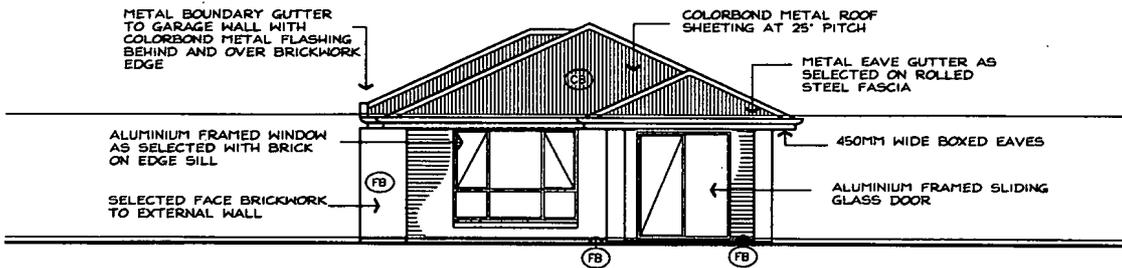
B8
ELEVATION B8
SCALE 1:100



D8
ELEVATION D8
SCALE 1:100



C8
ELEVATION C8
SCALE 1:100



A8
ELEVATION A8
SCALE 1:100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
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PO Box 913, Pagewood NSW 2129
M 02 9520 2222 • F 02 9520 2222
a.harp@andrewharpdesigns.com.au
www.andrewharpdesigns.com.au

Client: PRIME BUILDING COMPANY
Project: GROUP DWELLING
AC: 8/15 (LOT 23) CAPEVIEW CRES HACHHAM

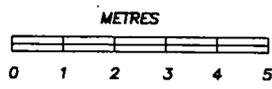
Date: MARCH 2018
Drawn by: AH

Drwg No: 1822/18
Sheet: 20

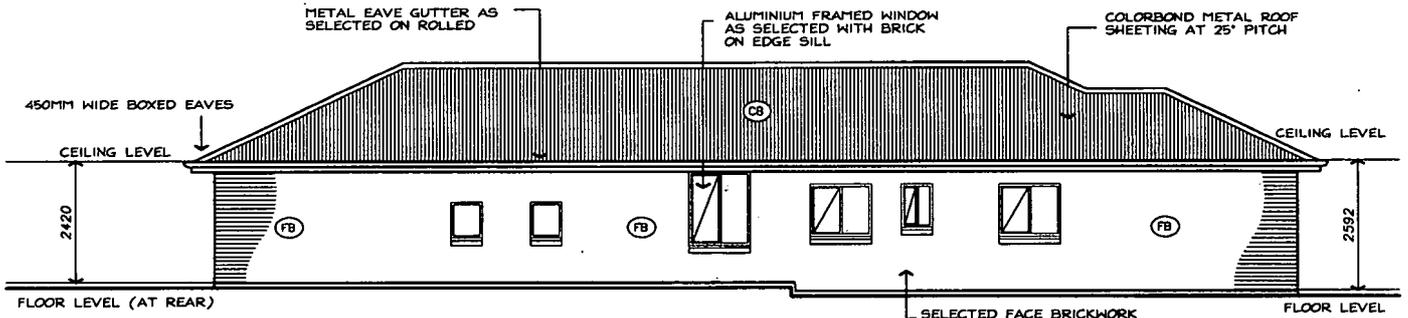
File Ref: prime-1822
Issue Ref:

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DIMENSIONS MUST NOT BE SCALED.
DISCREPANCIES AND/OR CONSIDERATIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE THICKNESSES OF LININGS

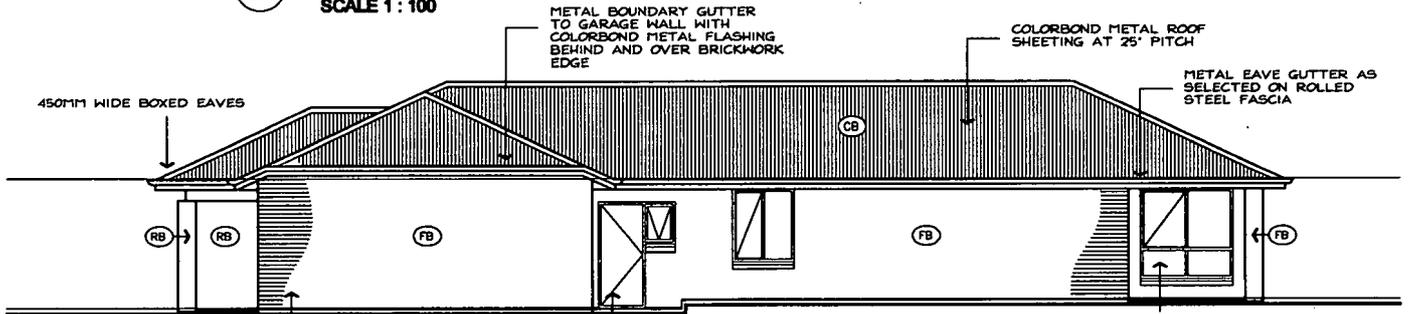
NO.	AMENDMENT	DATE



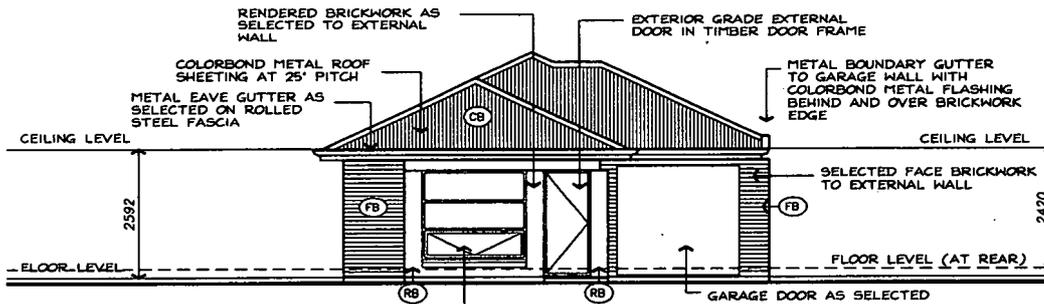
RESIDENCE 8



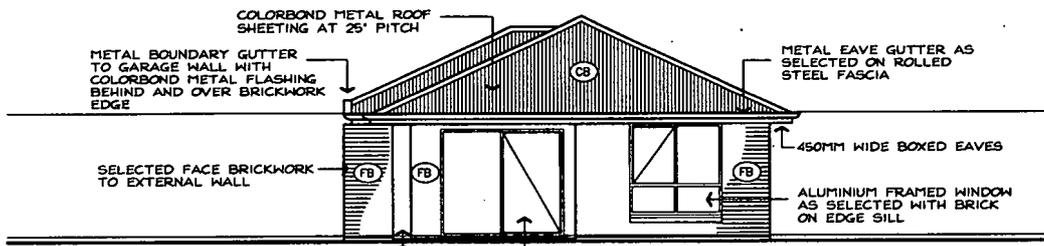
ELEVATION B9
SCALE 1 : 100



ELEVATION D9
SCALE 1 : 100



ELEVATION C9
SCALE 1 : 100



ELEVATION A9
SCALE 1 : 100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNS

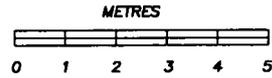
PO Box 973, Pinesdale Rd, 8128
in OCEANVIEW - (08) 8270280
e andrew@andrewharpers.com.au
w andrewharpers.com.au

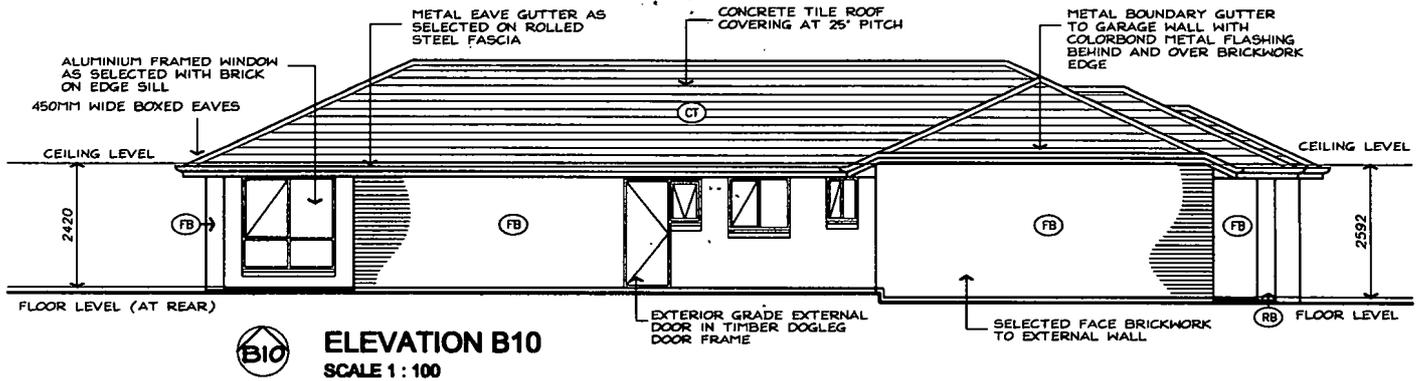
Client: PRIME BUILDING COMPANY
Project: GROUP DWELLING
AC: 9/15 (LOT 23) CAPEVIEW CRES HACKHAM

Date: MARCH 2018	Drawn by: AH
Org No: 1822/18	Sheet: 22
File Ref: prime-1822	Issue Ref:

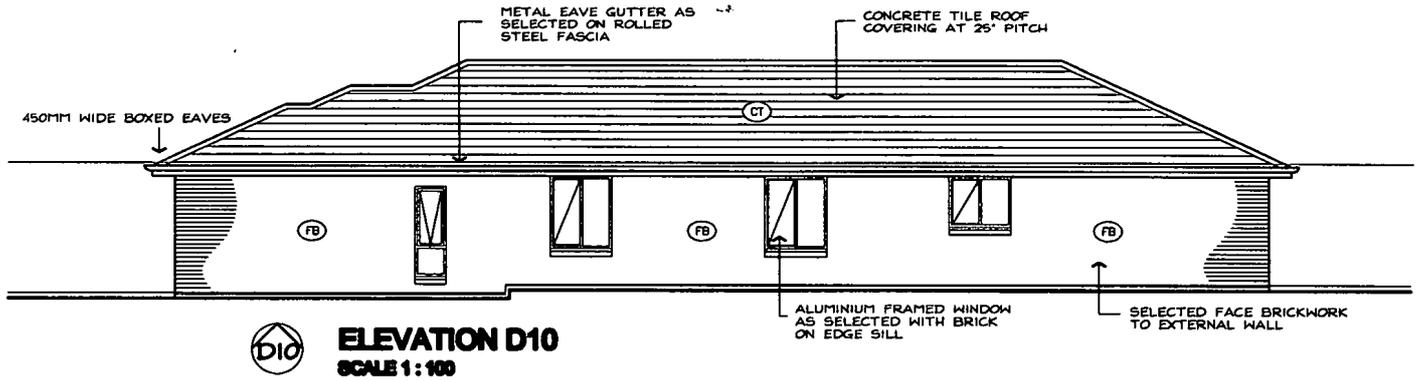
CONTRACTORS MUST CHECK AND CONFIRM ALL LINES AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALES, DIGITALLY COPIED DIMENSIONS MUST NOT BE USED.
DISCREPANCIES AND OR CONDICTIONS SHALL BE REPORTED TO THE OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE THE THICKNESS OF LININGS

NO.	AMENDMENT	DATE

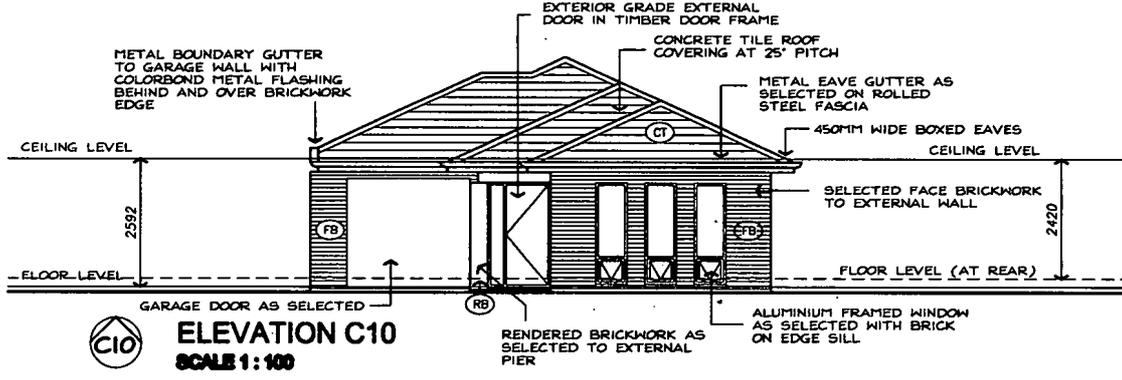




ELEVATION B10
SCALE 1:100



ELEVATION D10
SCALE 1:100



ELEVATION C10
SCALE 1:100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

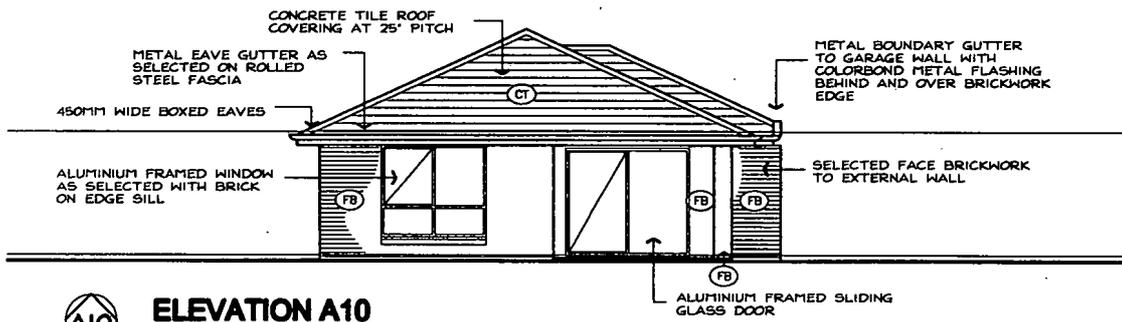
ANDREW HARPER
BUILDING DESIGNERS
PO Box 912, Pymble NSW 1510
02 9358 2222 • 138 EXPRESS
a.harp@andrewharpdesign.com.au
www.andrewharpdesign.com.au

Client: **PRIME BUILDING COMPANY**
Project: **GROUP DWELLING**
AC: **10/15 (LOT 25) CAPEVIEW CRES HACKHAM**

Date: **MARCH 2018** Drawn by: **AH**

Org No: **1822/18** Sheet: **24**

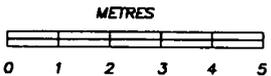
File Ref: **prime-1822** Issue Ref: **A**



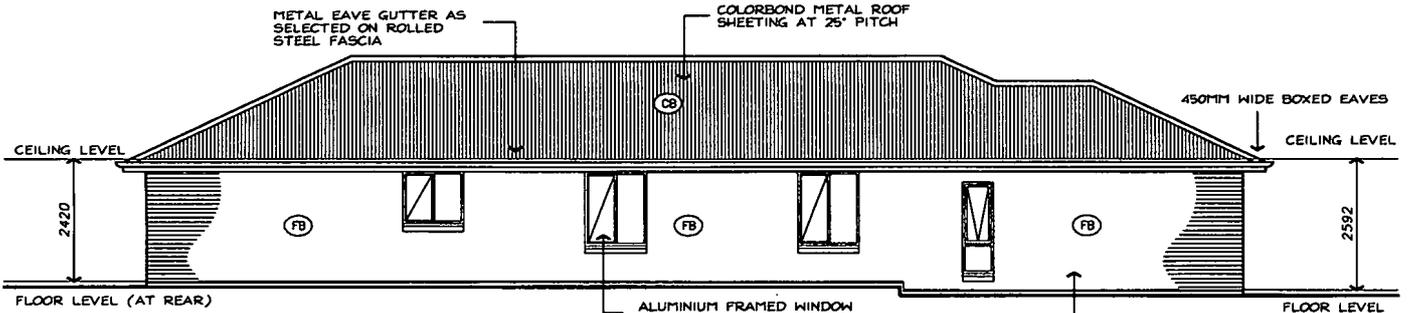
ELEVATION A10
SCALE 1:100

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALES. ORIGINALLY CONSIDERED DIMENSIONS MUST NOT BE SCALE.
DISCREPANCIES AND/OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE WHAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED INCLUDE THICKNESSES OF LININGS

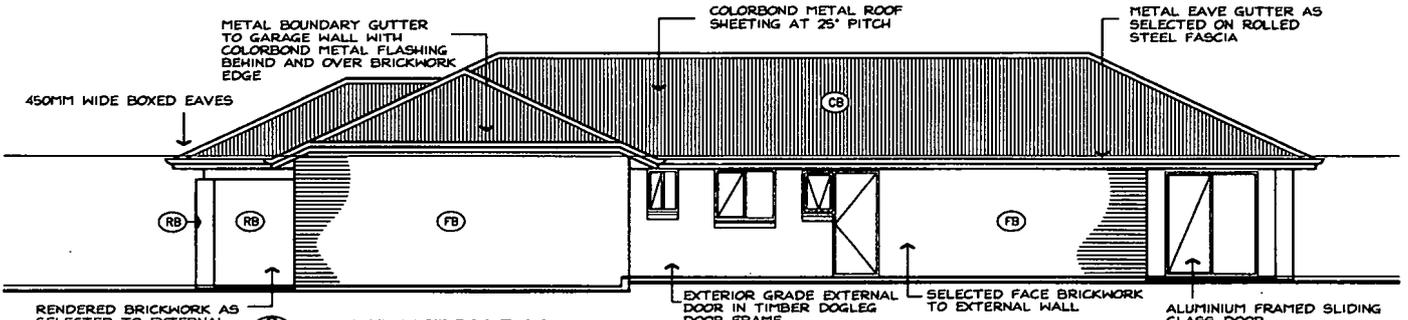
NO.	AMENDMENT	DATE
A1	LDRY, BATH AND INC WINDOW POSITIONS ATTENDED	9/4/18



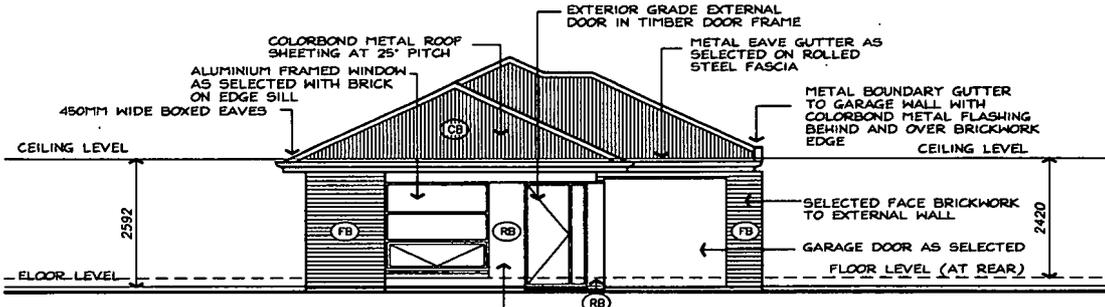
RESIDENCE 10



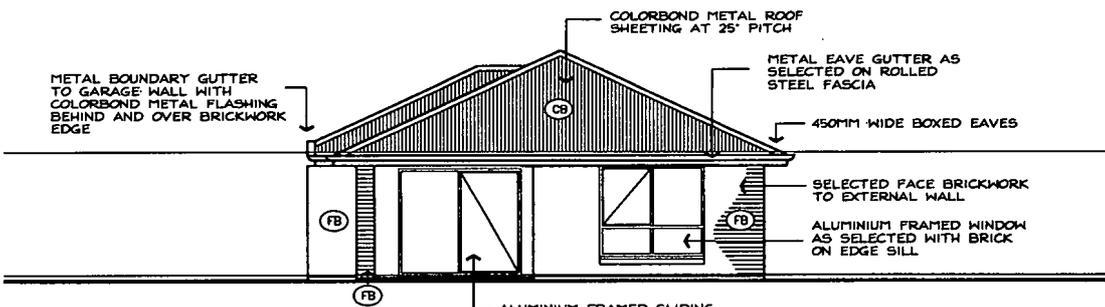
ELEVATION B11
SCALE 1:100



ELEVATION D11
SCALE 1:100



ELEVATION C11
SCALE 1:100



ELEVATION A11
SCALE 1:100

ELEVATION LEGEND	
(FB)	FACE BRICKWORK TO EXTERNAL WALL
(RB)	RENDERED BRICKWORK TO EXTERNAL WALL
(CB)	COLORBOND CORRUGATED METAL ROOF SHEETING
(CT)	CONCRETE TILED ROOF COVERING

ANDREW HARPER
BUILDING DESIGNS

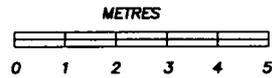
PO Box 912, Prospect Hill, 9128
in Orange NSW • (02) 8370700
a@andrewharperdesigns.com.au
www.andrewharperdesigns.com.au

Client: PRIME BUILDING COMPANY
Project: GROUP DWELLING
AC: 11/16 (LOT 23) CAPEVIEW CRES HACKHAM

Date: MARCH 2018	Drawn by: AH
Drwg No: 1822/18	Sheet: 26
File Ref: prime-1822	Issue Ref: A

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, PRINTED OR DIGITALLY COPIED DIMENSIONS. DIMENSIONS MUST NOT BE SCALED.
DISCREPANCIES AND/OR CONFLICTS SHALL BE REFERRED TO THE OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
CONTRACTORS MUST INCLUDE DIMENSIONS OF LAYOUTS

NO.	AMENDMENT	DATE
A.	LEVY, BATH AND WC WINDOW POSITIONS AMENDED	9/4/18



RESIDENCE 11

EASEMENTS

3155883

No.

MEMORANDUM OF GRANT OF EASEMENT

MONICA MARY DAWSON

Grantor

MINISTER OF WORKS, Grantee

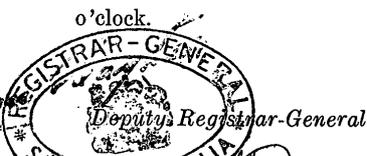
MEMORANDUM: A Memorial of the within Instrument

No. was entered in the Register

Book, Vol. 2744 Folio 21

the 2.12.1970 day of 19

at 3 o'clock



Certificate of Registrar-General, Justice of the Peace, etc., before whom instrument may have been executed by the parties thereto.

Appeared before me at Colonel Light Gardens

the 15th day of September

one thousand nine hundred and seventy

Monica Mary Dawson within described

the party executing the within instrument, being a

person, well known to me and did freely and voluntarily sign

the same.

(Signed)

A Justice of the Peace in and for the State of South Australia

Certificate of Registrar-General, Justice of the Peace, etc., taking declaration of attesting witness.

Appeared before me at

the day of

one thousand nine hundred and

(hereinafter called "the Witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledge the signature of the Witness to the same; and did further declare that

within described (hereinafter called "the Signatory") the party executing the same is personally known to the Witness that the signature to the said instrument is in the handwriting of the Signatory and that the Signatory did freely and voluntarily sign the same in the presence of the Witness and the Signatory was at that time of sound mind.

(Signed)

A Justice of the Peace in and for the State of South Australia

2M-5.68 573

State Crown Law Department Adelaide Correct for the Purposes of the Real Property Act, 1886-1967

Handwritten signature of a Licensed Land Broker

Licensed Land Broker

ADELAIDE

4 APR 1984

CROWN INSTRUMENT

NO FEES PAYABLE

Including New Balance CT

FEES PAID

26 NOV 1970 Time 2.50

L.T.O. Fees

new & bal CT prep

Noting

Advertising

VOLUME 3740 FOLIO 114 BALANCE VOLUME 115

Dep. Reg. 14 DEC 1970

STATE CROWN SOLICITOR'S DEPARTMENT,

ADELAIDE

Handwritten signature at the bottom of the page

MEMORANDUM OF GRANT OF EASEMENT

I, MONICA MARY DAWSON of 7 Willora Road, Eden Hills, 5050,
Married Woman

being registered as the proprietor of an estate in fee simple

subject, however, to such encumbrances,

liens, and interests as are notified by memorandum underwritten or endorsed hereon in
THAT piece of land situate in the Hundred of Noarlunga County of
Adelaide being portion of Allotment 25 of the subdivision of portion
of Section 17 laid out as Hackham more particularly delineated and
coloured red on the plan annexed hereto and being portion of the
land comprised in Certificate of Title Register Book Volume 2744
Folio 21 IN CONSIDERATION of the sum of TWENTY DOLLARS (\$20.00)
paid to me by the Minister of Works the receipt of which sum is
hereby acknowledged

do hereby grant unto the MINISTER OF WORKS with or without vehicles plant equipment
and materials full free and unrestricted right and liberty of entry egress and regress from
time to time and at all times hereafter for him and his agents servants and workmen in through
over across and along the said piece of land for the purposes hereinafter mentioned. AND
ALSO full free and unrestricted right and liberty for the said Minister and his agents servants
and workmen from time to time and at all times hereafter to break the surface of dig open up
and use the said piece of land for the purpose of laying down fixing taking up repairing
relaying or examining pipes therein and of using and maintaining such pipes.

IN WITNESS whereof I have hereunto subscribed my name this 15th
day of September one thousand nine hundred and seventy.

SIGNED by the said
MONICA MARY DAWSON
in the presence of

Monica M. Dawson
.....

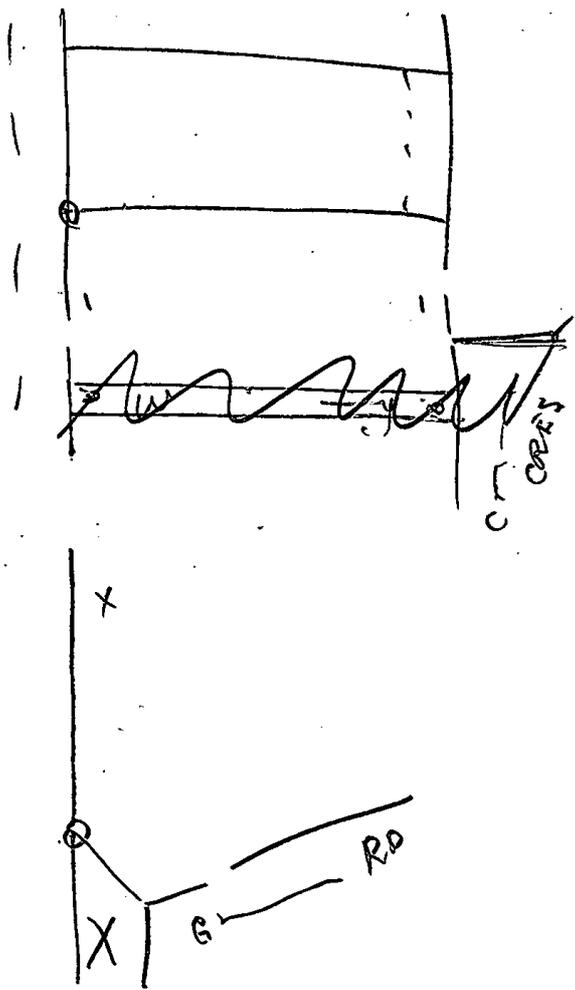
J. O. Adams Jr.
.....
advertiser

ACCEPTED for and on behalf of the MINISTER OF WORKS.

Witness: Shedden
Clark
State Crown Law Department
Adelaide

W. R. Lindsay
Deputy Crown Solicitor

2WS 412/70
ack



3155883

NEW CERTIFICATE of TITLE for *John* of the LAND in VOL. 2744 FOL. 21

Monica Mary Dawson of *7 Willora Road Eden Hills 5050* Married Woman

is the proprietor of an estate in fee simple,

subject, etc., or endorsed hereon, in *that* piece

of land situated in the Hundred of *Northam* County of *Adelaide*

being the ALLOTMENT *25* of the subdiv. of *ptn.* of *Sec. 17* *to* out as *Hackham and bdd.*

etc. green

Subj. n/less to the rt. of w. & east. with conditions grtd. by Memo. of Tr. No. *3155883* to the ~~E.S.A.~~ M. of W, in & over *ptn. of the sd. land* as deld. in the sd. plan & therein mkd. Easement

[Handwritten signatures]

Which sd. Allot. is

~~and~~ bounded, etc., ~~green and~~ in the Plan deposited in the L.T.R.O. No. *6611* *5G.*

which said Section is delineated in the Public Map of the said *Hdy*

deposited in the Land Office, at Adelaide

Lot. 25 :- Subj. over pink piece in above T. 1
Mark - " - - - EASEMENT"

Rota

Pursuant to Memorandum of Transfer No. 3155883, Registered on Vol. 2744 Folio 21

~~NEW CERTIFICATE~~ of TITLE for _____ of the LAND in VOL. _____ FOL. _____ ✓

MINISTER OF WORKS is entitled subject, etc., or endorsed hereon to a RIGHT OF WAY AND EASEMENT in through over across and along that piece of land

situated in the HUNDRED OF Hoarlunga COUNTY OF Adelaide being PORTION of

Alot. 25, of the subdiv. of pt. of Sec. 17 Id. out as Hackham

[Handwritten signature]

and more particularly delineated and bounded as appears in the plan in the margin hereof and therein coloured blue and marked Easement

WHICH said right of way and easement are more particularly described and set forth in the abovementioned Memorandum of Transfer.

Which sd. Alot. is bdd. etc. L 1720 N° 6611

Which said Section is delineated in the Public Map of the said Ad. deposited in the Land Office at Adelaide.

[Handwritten initials]

*Pink piece in above T.O.
Col. Blue & mk. "Easement"*

THE ENGINEERING AND WATER SUPPLY DEPARTMENT

ADELAIDE SEWERS

HUNDRED OF NOARLUNGA ✓

SECTION P^T 17 ✓

3155883

Allotment 25 ✓

Regd. Propr. M. M. Dawson

L.T.O. Plan 6611 ✓

Cert. of Title 2744/21

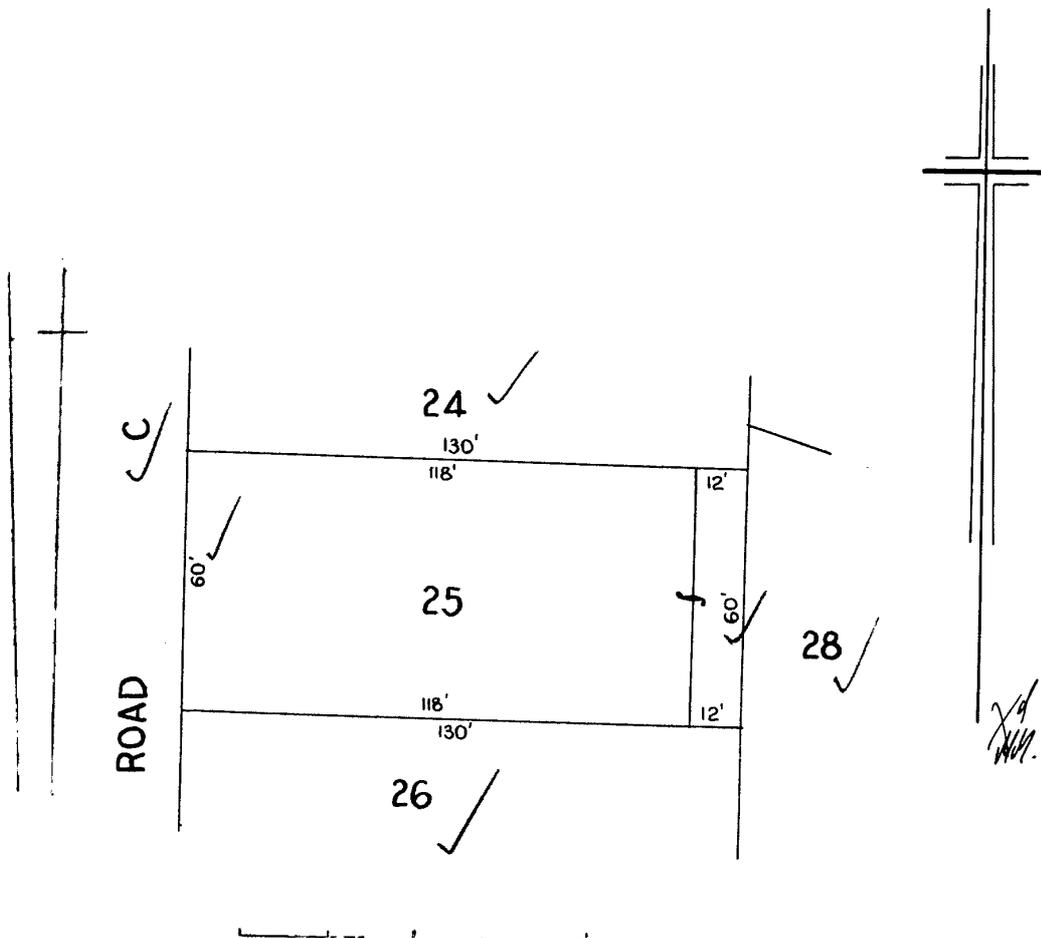
Township of Hackham ✓

Docket: E.W.S. 412/70

Right of Way and Easement required for sewer main shown coloured pink

SCALE
40 FEET TO 1 INCH

L.R. ...
Engineer for Sewerage
18/8/70 *...*



Drn. K.R.M.
Date 17-8-70
Sec. 17

EASEMENTS

No. **3163493**

MEMORANDUM OF GRANT OF EASEMENT

KEITH GORDON MANNING.

Grantor

MINISTER OF WORKS, Grantee

MEMORANDUM: A Memorial of the within Instrument

No. _____ was entered in the Register

Book, Vol. 2744 Folio 22

the 4 / 1 / 1971 day of _____ 19

at Adelaide o'clock



Certificate of Registrar-General, Justice of the Peace, etc., before whom instrument may have been executed by the parties thereto.

Appeared before me at Adelaide

the 2 / 13th day of October

one thousand nine hundred and seventy

Keith Gordon Manning within described

the part Y executing the within instrument, being a

person well known to me and did freely and voluntarily sign

the same.

(Signed) [Signature]

A Justice of the Peace in and for the State of South Australia

Certificate of Registrar-General, Justice of the Peace, etc., taking declaration of attesting witness.

Appeared before me at _____

the 8 day of _____

one thousand nine hundred and _____

(hereinafter called "the Witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledge the signature of the Witness to the same; and did further declare that

within described (hereinafter called "the Signatory") the party executing the same is personally known to the Witness that the signature to the said instrument is in the handwriting of the Signatory and that the Signatory did freely and voluntarily sign the same in the presence of the Witness and the Signatory was at that time, of sound mind.

(Signed) _____

A Justice of the Peace in and for the State of South Australia

BALANCE VOLUME 3746 FOLIO 6

State Crown Law Department
Correct for the Purposes of the Real Property Act, 1886-1967 9
Adelaide
Licensed Land Broker

CROWN INSTRUMENT
NO FEES PAYABLE
(excluding New Balance Office)

FEE'S PAID	
Time	<u>11:10</u>
L.T.O. Fees	_____
Noting	_____
Advertising	_____

Appeared before me at Adelaide the 27th day of October
1970
Frank Charles Cass
and Alan Paulton Fifield
of Adelaide Bank Administrative Officers
as attorneys for and on behalf of Bank of New South Wales the parties executing the within instrument of exchange being persons well known to me and did freely and voluntarily sign the same.

STATE CROWN SOLICITOR'S DEPARTMENT,

ADELAIDE

MEMORANDUM OF GRANT OF EASEMENT

I, KEITH GORDON MANNING of 29 Cowper Road, Black Forest, 5035,
Contractor

being registered as the proprietor of an estate in fee simple

subject, however, to such encumbrances,

liens, and interests as are notified by memorandum underwritten or endorsed hereon in THAT piece of land situate in the Hundred of Noarlunga County of Adelaide being portion of Allotment 26 of the subdivision of portion of Section 17 laid out as Hackham more particularly delineated and coloured pink on the plan annexed hereto and being portion of the land comprised in Certificate of Title Register Book Volume 2744 Folio 22 subject to Memorandum of Mortgage No. 2918275 IN CONSIDERATION of the sum of TWENTY DOLLARS (\$20.00) paid to me by the Minister of Works the receipt of which sum I do hereby acknowledge and BANK OF NEW SOUTH WALES, 2 King William Street, Adelaide, 5000, the Mortgagee under and by virtue of the said Memorandum of Mortgage No. 2918275 and at the request of the said Keith Gordon Manning,

do hereby grant unto the MINISTER OF WORKS with or without vehicles plant equipment and materials full free and unrestricted right and liberty of entry egress and regress from time to time and at all times hereafter for him and his agents servants and workmen in through over across and along the said piece of land for the purposes hereinafter mentioned. AND ALSO full free and unrestricted right and liberty for the said Minister and his agents servants and workmen from time to time and at all times hereafter to break the surface of dig open up and use the said piece of land for the purpose of laying down fixing taking up repairing relaying or examining pipes therein and of using and maintaining such pipes.

IN WITNESS whereof I have hereunto subscribed my name this ^{13th}
day of October one thousand nine hundred and seventy.

SIGNED by the said KEITH GORDON MANNING }
in the presence of } K. G. Manning
} [Signature]

and Frank Charles Cass and Alan Paulton Fifield duly constituted attorneys in the State of South Australia of the Bank of New South Wales under Power of Attorney dated the 29th day of March, 1968, registered in the Lands Titles Office No. 2906469 hereby state that we are the Administrative Officers of the Bank of New South Wales for the said State and that we have no notice of the revocation of the said Power of Attorney at the time of the execution of this discharge instrument

SIGNED by Frank Charles Cass and Alan Paulton Fifield as attorneys for and on behalf of the Bank of New South Wales in the presence of
[Signature]
[Signature]

BANK OF NEW SOUTH WALES
BY ITS ATTORNEYS.
PA No. 2906469.
[Signature]
[Signature]

ACCEPTED for and on behalf of the MINISTER OF WORKS.

Witness: [Signature]
[Signature]
State Crown Law Department
Adelaide

[Signature]
Deputy Crown Solicitor

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5720 S. UNIVERSITY AVE.

CHICAGO, ILL. 60637



THE ENGINEERING AND WATER SUPPLY DEPARTMENT

ADELAIDE SEWERS

HUNDRED OF NOARLUNGA

SECTION PT. 17

3165A-93

Allotment 28

Regd. Propr. K. G. Manning

L.T.O. Plan 661

Cert. of Title 2744/22

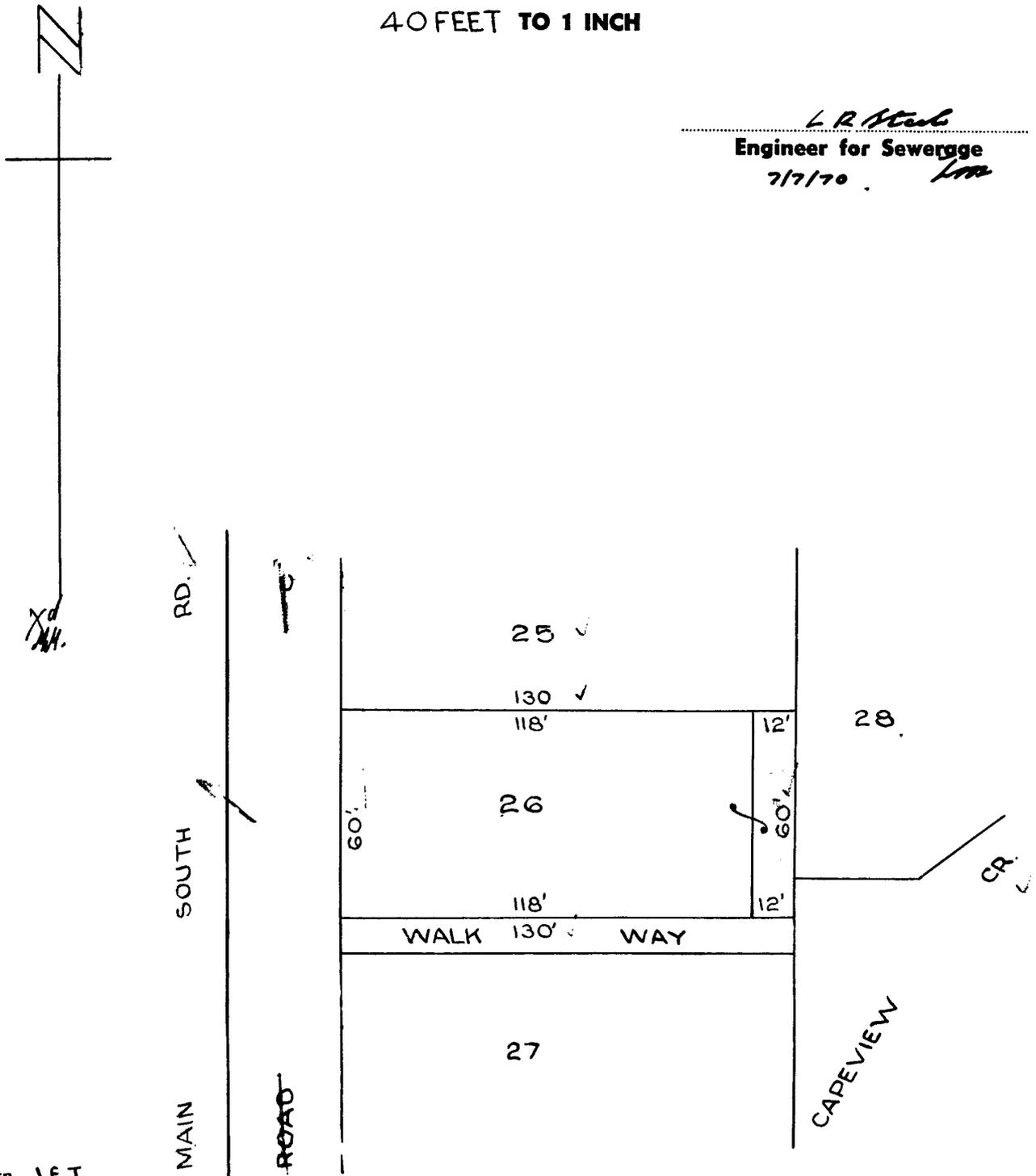
Township of Hackham

Docket: E.W.S. 413/70

Right of Way and Easement required for sewer main shown coloured pink

SCALE
40 FEET TO 1 INCH

L. R. Stead
Engineer for Sewerage
7/7/70 *lma*



Drn. J.E.T.
Date 6-7-70
Sec. 17

Carveal No 3010705 Lodged by Ready
Mixed Concrete (S.A.) Proprietary Limited
over the within land. Produced 10.6.1969
at 11.30 AM. (1.0.2)

3163493 Reg. Gen.

Bal

~~NEW~~ CERTIFICATE of TITLE ~~for~~ *from* of the LAND in VOL. 2744 FOL. 22 ✓

KEITH GORDON MANNING, of 25 Couper Road
Black Forest 5035 Contractor

RB

is the proprietor of an estate in fee simple,

subject, etc., or endorsed hereon, in that piece

of land situated in the Hundred of NOARLUNGA County of ADELAIDE

being the ALLOTMENT 26 of the subdiv of ptn of
Dec 17 ld out as Hackham and had etc green

Subj. n/less to the rt. of w. & east. with conditions
grtd. by Memo. of Tr. No. 3163493
to ~~The E.T.S.A.~~ M. of W. in & over ptn of the
ad land as deld. in the sd. plan & therein
mkd. Easement

[Signature]
AB

M 2018275
See Back ✓
for
Caveat.
pat.

Which ad Allot is,

~~and~~ bounded, etc., ~~green~~ in the Plan deposited in the L.T.R.O. No. 6611,

which said Section is delineated in the Public Map of the said H^o ✓

deposited in the Land Office, at Adelaide Lot 26 in above plan Subj over
pink piece in above St. Mark Subj piece Easement ^{Nota} ^A

Pursuant to Memorandum of Transfer No. 3163403 Registered on Vol. 2744 Folio 22

NEW CERTIFICATE of TITLE for _____ of the LAND in VOL. _____ FOL. _____

MINISTER OF WORKS is entitled subject, etc., or endorsed hereon to a RIGHT OF WAY AND EASEMENT in through over across and along that piece of land situated in the HUNDRED OF NOARLUNGA, COUNTY OF ADELAIDE being PORTION of Block 26 of the urban of plan of Sec 17 laid out as Hackham

and more particularly delineated and bounded as appears in the plan in the margin hereof and therein coloured blue and marked Easement

WHICH said right of way and easement are more particularly described and set forth in the abovementioned Memorandum of Transfer.

Which ad Block is laid etc LTR0 No 6611

Which said Section is delineated in the Public Map of the said H^o deposited in the Land Office at Adelaide.

Pink piece is above G^r.

Coloured blue and mark Easement

[Handwritten signature]
28

HISTORICAL SEARCH

Certificate of Title

Title Reference: CT 6229/910
Status: CURRENT
Parent Title(s): CT 5174/242
Dealing(s) Creating Title: ACT 13184565
Title Issued: 21/10/2019
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
10/03/2020	19/03/2020	13268072	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
10/03/2020	19/03/2020	13268071	TRANSFER	REGISTERED	NIKITA JACQUELINE SCHUTZ
28/02/2020	04/03/2020	13261855	DISCHARGE OF MORTGAGE	REGISTERED	12990544
19/09/2018	21/09/2018	12990544	MORTGAGE	REGISTERED	CAROLE JULIA STONE, DEAN HENRY STONE