


LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

APPLICATION

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. AG 13019171

15:14 13-Nov-2018 1 of 1

PRIORITY NOTICE ID	
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BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

SERIES NO	PREFIX
	AG

AGENT CODE

LODGED BY:

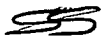


KELJ

CORRECTION TO:

KELJ

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1
- 2
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CORRECTION	PASSED 
REGISTERED 23 NOV 2018	 REGISTRAR-GENERAL SOUTH AUSTRALIA  pro

APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

Whole of the land in Certificate of Title Register Book Volume 5372 Folio 690

ESTATE & INTEREST

Fee Simple

APPLICANT (Full name and address)

CITY OF ONKAPARINGA of PO Box 1, Noarlunga Centre SA 5168

SPECIFY NATURE OF APPLICATION

The applicant applies

pursuant to section 57A(14) of the Development Act 1993 to note the Land Management Agreement pursuant to section 57A(1) of the Development Act 1993 dated 25 October 2018 ("the Agreement") between the CITY OF ONKAPARINGA and JENNIFER ALISON BANN of 11 Castle Street, Old Noarlunga SA 5168 to note the Agreement on the certificate of title for the land described above.

DATED 12 November 2018.....

CERTIFICATION **Delete the inapplicable*

Applicant

*The Prescribed Person has taken reasonable steps to verify the identity of the applicant.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

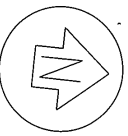
*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

Executed under delegated authority pursuant to Section 20 of the Development Act 1993

Execution clause contained in Annexure

for: City of Onkaparinga
on behalf of the Applicant



CITY OF ONKAPARINGA
 Development Plan Consent
 Consent date 24 August 2018
 Endorsed pursuant to the
 Development Act and Regulations

ADDITIONAL NOTES:

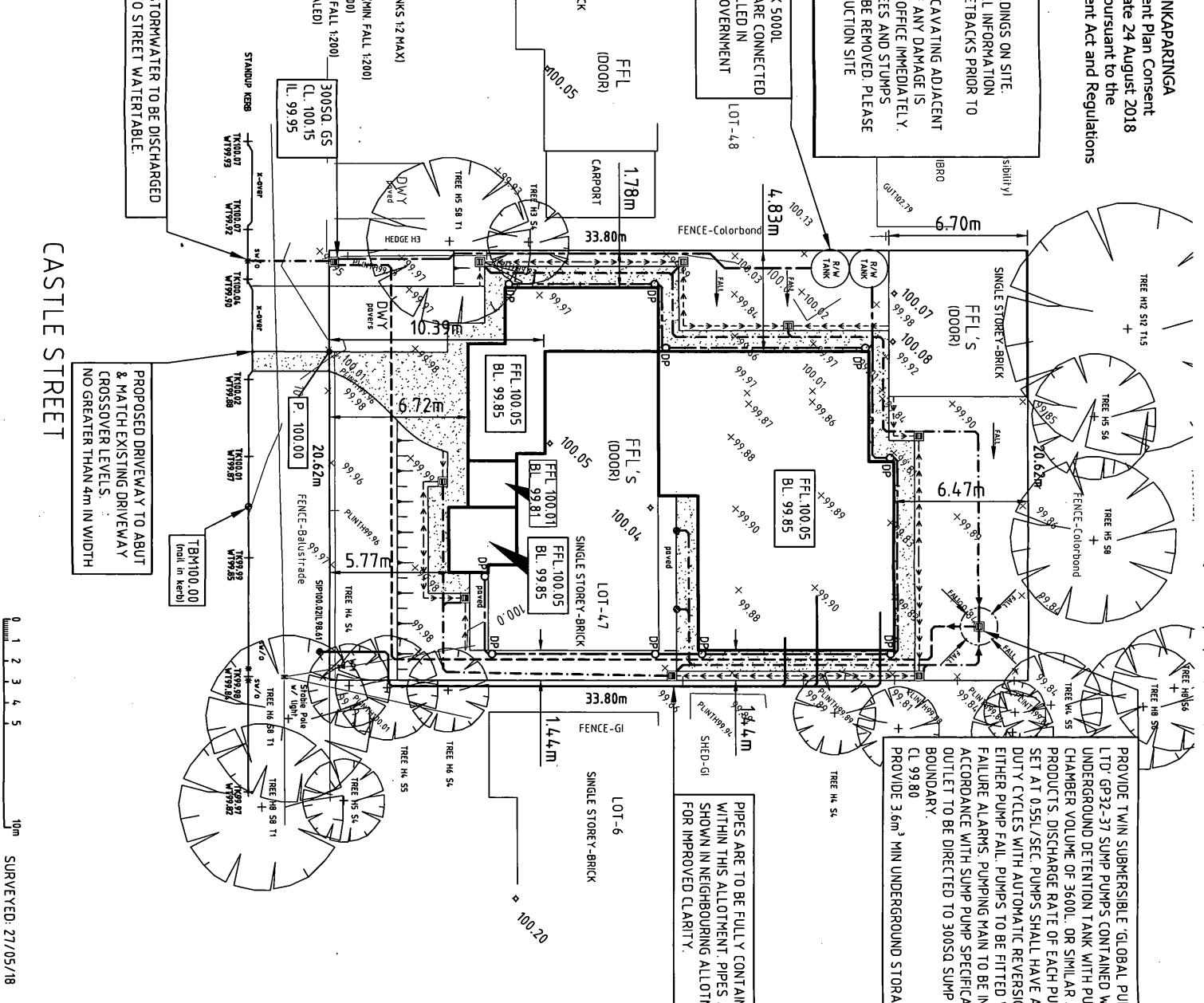
1. FFL DICTATED BY EXISTING BUILDINGS ON SITE.
2. OWNER/BUILDER TO CONFIRM ALL INFORMATION REGARDING BOUNDARIES AND SETBACKS PRIOR TO CONSTRUCTION.
3. CARE MUST BE TAKEN WHEN EXCAVATING ADJACENT TO THE EXISTING STRUCTURE. IF ANY DAMAGE IS CAUSED PLEASE CONTACT THIS OFFICE IMMEDIATELY. ALL EXISTING STRUCTURES, TREES AND STUMPS WITHIN THE BOUNDARY ARE TO BE REMOVED. PLEASE REFER TO CR1 FOR PRE-CONSTRUCTION SITE FEATURES.

ENSURE EXISTING 2 X 5000L RAINWATER TANKS ARE CONNECTED INTO W.C. AND INSTALLED IN ACCORDANCE WITH GOVERNMENT SPECIFICATIONS.

PROVIDE TWIN SUBMERSIBLE (GLOBAL PUMPS PTY LTD GP32-37) SUMP PUMPS CONTAINED WITHIN AN UNDERGROUND DETENTION TANK WITH PUMPING CHAMBER VOLUME OF 3600L. OR SIMILAR APPROVED PRODUCTS. DISCHARGE RATE OF EACH PUMP TO BE SET AT 0.55L/SEC. PUMPS SHALL HAVE ALTERNATE DUTY CYCLES WITH AUTOMATIC REVERSION SHOULD EITHER PUMP FAIL. PUMPS TO BE FITTED WITH FAILURE ALARMS. PUMPING MAIN TO BE INSTALLED IN ACCORDANCE WITH SUMP PUMP SPECIFICATIONS. OUTLET TO BE DIRECTED TO 300SQ SUMP AT FRONT BOUNDARY.
 CL 99.80
 PROVIDE 36m³ MIN UNDERGROUND STORAGE

PIPES ARE TO BE FULLY CONTAINED WITHIN THIS ALLOTMENT. PIPES ARE SHOWN IN NEIGHBOURING ALLOTMENT FOR IMPROVED CLARITY.

- LEGEND**
- DOMESTIC PERIMETER PAVEMENT
 - EXISTING SPOT LEVEL
 - EMBANKMENT/BATTER (GRADE BANKS 1:2 MAX)
 - EXISTING CONTOUR
 - 300 WIDE CONCRETE SPOON DRAIN (MIN. FALL 1:200)
 - UNLINED OPEN DRAIN (MIN. FALL 1:100)
 - STORMWATER PIPE 90Ø P.V.C (MIN. FALL 1:200)
 - STORMWATER PIPE 100Ø P.V.C (SEALED)
 - SEWER PIPE (MIN. FALL 1:60)
 - SELECTED DOWNPIPE
 - SPREADER DOWNPIPE
 - ODP
 - IO SDP
 - (GSI) Ø90 GRATED INLET PIT
 - (GS) 300SQ. GRATED SUMP (UNO)
 - 100 WIDE GRATED TRENCH DRAIN
 - SELECTED RETAINING WALL
 - NO PEGS FOUND
 - DESIGN LEVEL
 - T.K. TOP OF KERB
 - W.T. WATER TABLE
 - P. PAYING LEVEL
 - F.L. FINISHED LEVEL
 - T.R.W. TOP OF RETAINING WALL
 - B.R.W. BOTTOM OF RETAINING WALL
 - CL. COVER LEVEL
 - IL. INVERT LEVEL
 - FFL. FINISHED FLOOR LEVEL
 - BL. BENCH LEVEL



NO.	REVISION	DRAWN	CHECK'D	DATE
SITE: PROPOSED RESIDENCE AT: 11 CASTLE STREET OLD NOARLUNGA SA FOR: JENNIFER BANN				
TITLE: DRAINAGE PLAN				
Soil Testing & Residential Footing Design Specialists SAF Level 6, 100 Pine Street Adelaide SA 5000 Telephone (08) 8231 9877 Facsimile (08) 8410 1405 A Division of T&K & Associates ACN 008 080 046				
SCALES: NT DRAWN: Jun-18 DATE: GM		JOB NO: 1805025 DWG No: CRD SHEET		

- NOTES:**
1. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER ARE REQUIRED FOR THIS SITE (REFER TO SHEET GS1).
 2. PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 150mm BELOW FINISHED FLOOR LEVEL.
 3. PROVIDE 150mm COVER TO STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECT TO VEHICULAR LOADING. IN WHICH CASE 450mm COVER IS REQUIRED.
 4. THE SEWER LINE & OR SEPTIC TANK LOCATION IS INDICATIVE ONLY. THEY HAVE ONLY BEEN PROVIDED TO DETERMINE WHETHER OR NOT ADDITIONAL PIERS TO FOOTINGS ARE REQUIRED. UNDERFLOOR PLUMBING TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND SA HEALTH COMMISSION GUIDELINES.
 5. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
 6. PRIOR TO THE REMOVAL OF ANY TREES COUNCIL APPROVAL MUST BE OBTAINED AS THEY MAY BE DEEMED "SIGNIFICANT".
 7. THE STORMWATER SYSTEM AND PERIMETER PAVING IS TO BE INSTALLED WITHIN 6 MONTHS OF HANDOVER.
 8. ALL STORMWATER AND/OR OTHER SERVICE CONNECTION POINTS ARE TO BE LOCATED AND COMPRISED BY THE BUILDER/ CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITEWORKS.
 9. WHERE TREE IS TO BE REMOVED, THE VOID MUST BE BACK FILLED WITH COMPACTED SATURATED SOIL.
 10. RETAINING WALLS/CONCRETE UPSTANDS LESS THAN 300mm HIGH HAVE BEEN OMITTED FOR CLARITY AND ARE TO BE INSTALLED BY OWNER.
 11. THE NOMINATED FINISHED FLOOR LEVEL SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED. THIS OFFICE SHALL BE NOTIFIED IF ANY ADJUSTMENT TO THE FLOOR LEVEL IS REQUIRED.

CASTLE STREET

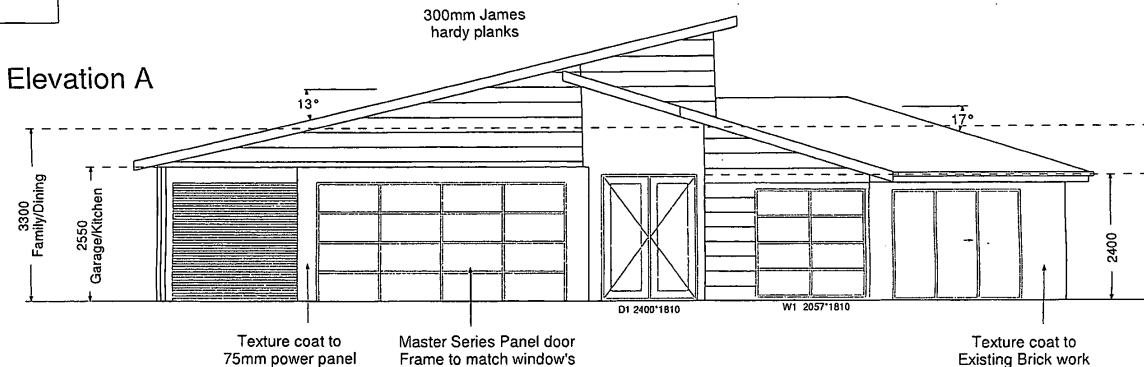
0 1 2 3 4 5 10m
 SURVEYED 27/05/18

BUILDING NOTES

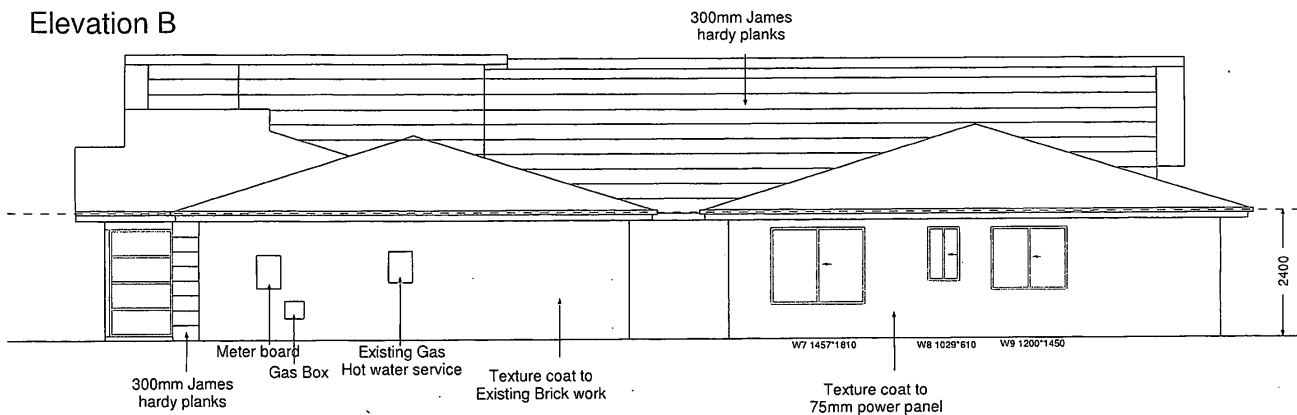
WC DOORS TO HAVE LIFT OF HINGES IN ACCORDANCE WITH NCC 2016 BCA V2
 THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2016 BCA V2
 ALL WET AREAS TO BE IN ACCORDANCE WITH AS 3740-2010
 WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKWORK
 WEATHER SEALS TO ALL EXTERNAL DOORS
 HARD WIRED SMOKE ALARM WITH 9v BATTERY BACK-UP
 1000 LTR RAINWATER TANK PLUMBED TO ENSUITE TOILET

TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1 / 2000
 PERIMETER : VISUAL BARRIER USING EXPOSURE 75mm FROM DAMPPROOF COURSE TO TOP OF PAVING

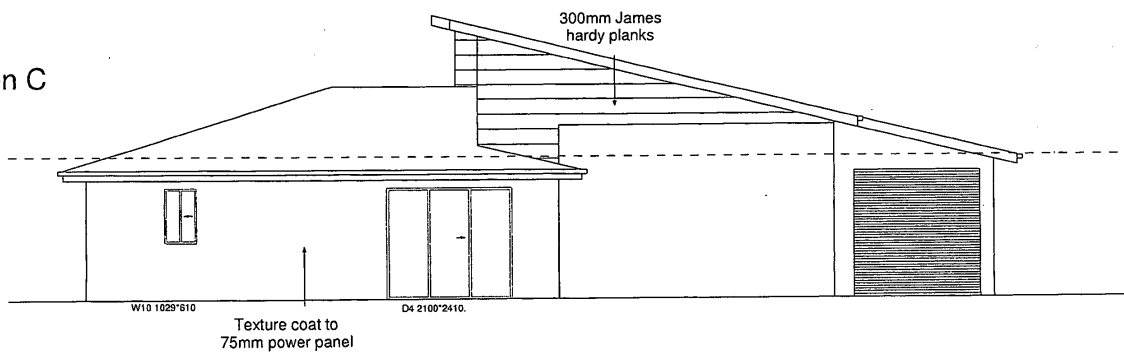
Elevation A



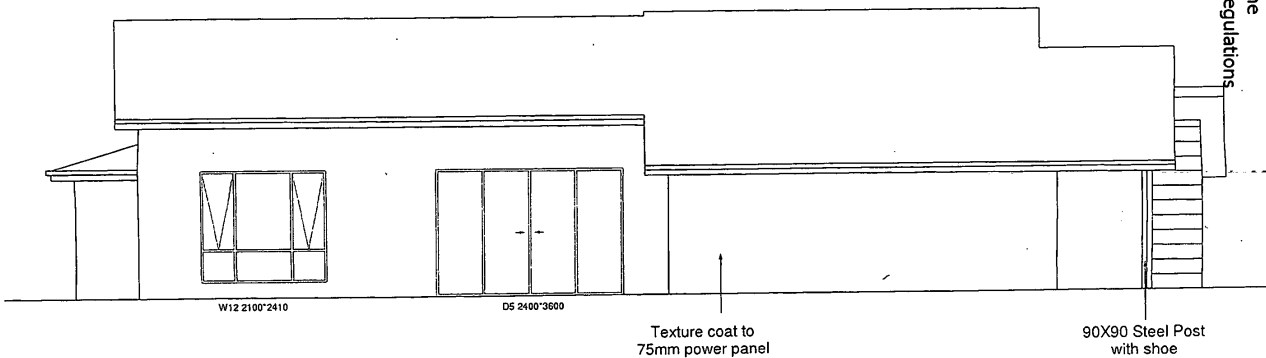
Elevation B



Elevation C



Elevation D



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FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT. ANY DISCREPANCY SHOULD BE REPORTED TO THE DESIGNER IMMEDIATELY

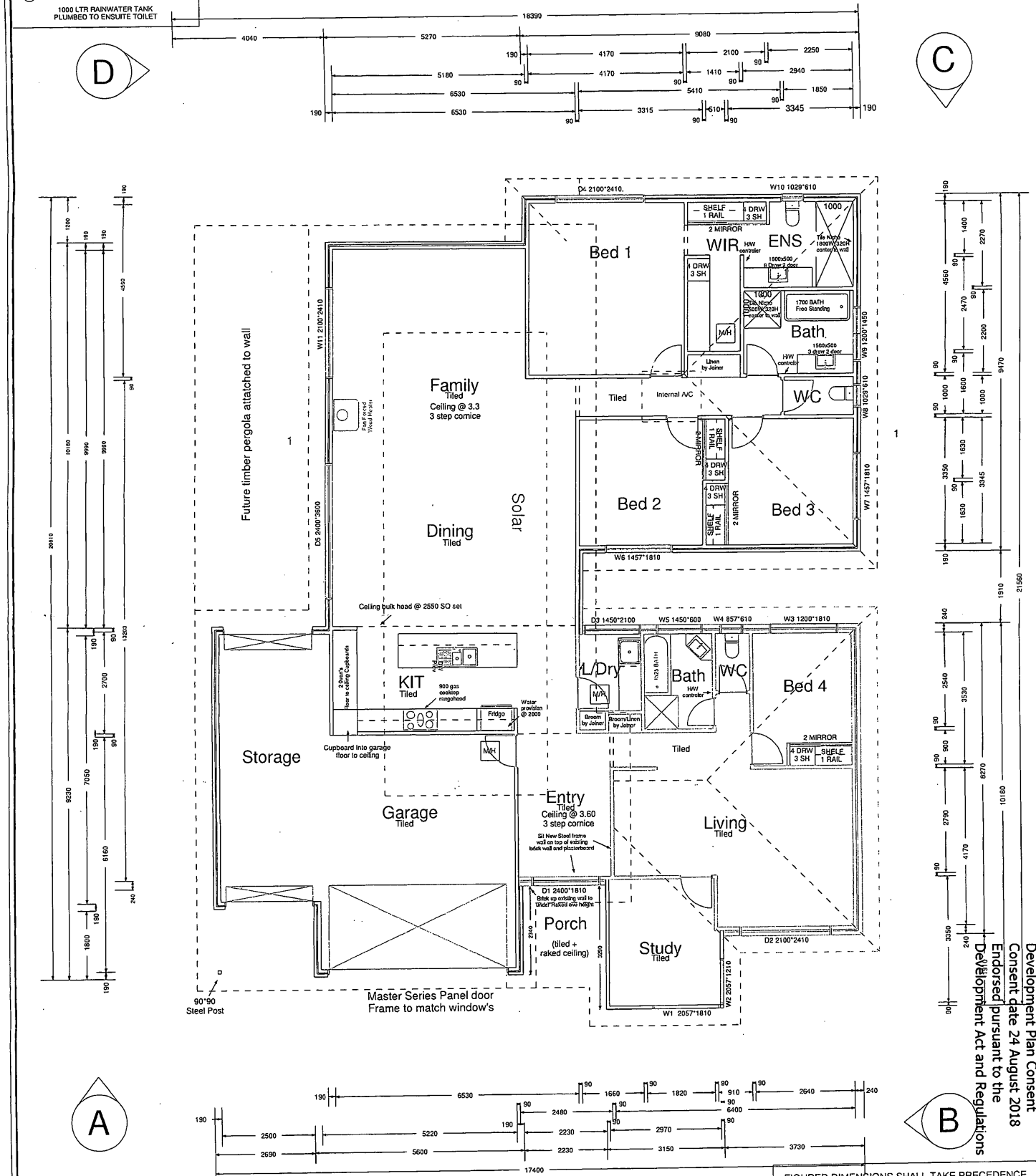
WORKING DRAWINGS From the SPECTRUM LIVING RANGE - © COPYRIGHT This plan shall remain the sole property of SOUTHERN SPECTRUM DESIGNS Pty Ltd	AREA LIVING : 230.3 GARAGE : 96.2 PORCH : 10 ALFRESCO : 22 TOTAL : 368.7	CLIENT Jennifer Bann DATE 3-6-2018 SCALE 1 : 100	PROJECT DESCRIPTION Address 11 Castle St Old Noarlunga DRAWING TITLE ELEVATIONS SIZE A3
	SPECTRUM Living The Family South Australian Builder		REV SHEET 3

BUILDING NOTES

WC DOORS TO HAVE LIFT OF HINGES IN ACCORDANCE WITH NCC 2018 BCA V2
 THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2016 BCA V2
 ALL WET AREAS TO BE IN ACCORDANCE WITH AS 3740-2010
 WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKBOND
 WEATHER SEALS TO ALL EXTERNAL DOORS
 HARD WIRED SMOKE ALARM WITH 9V BATTERY BACK-UP
 1000 LTR RAINWATER TANK PLUMBED TO ENSUITE TOILET

TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1 / 2000
 PERIMETER : VISUAL BARRIER USING EXPOSURE 75mm FROM DAMPPROOF COURSE TO TOP OF PAVING

R2.0 INSULATION TO EXTERNAL WALLS
 R1.5 INSULATION TO INTERNAL WALLS
 R4.0 INSULATION TO CEILINGS



D

C

A

B

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<p>WORKING DRAWINGS</p> <p>From the SPECTRUM LIVING RANGE -</p> <p>© COPYRIGHT This plan shall remain the sole property of SOUTHERN SPECTRUM DESIGNS Pty Ltd</p>	<p>AREA</p> <p>LIVING : 229.4 GARAGE : 56.2 PORCH : 1.0 ALFRESCO : 2.2 TOTAL : 289.8</p>	<p>Spectrum Living</p> <p>The Family South Australian Builder</p>	<p>CLIENT</p> <p>Jennifer Bann</p>	<p>PROJECT DESCRIPTION</p> <p>Address 11 Castle St Old Noarlunga</p>
	<p>DATE</p> <p>3-6-2018</p>		<p>DRAWING TITLE</p> <p>FLOOR PLAN</p>	
<p>SCALE</p> <p>1 : 100</p>	<p>SIZE</p> <p>A3</p>	<p>REV</p>	<p>SHEET</p> <p>1</p>	

BUILDING NOTES

WC DOORS TO HAVE LIFT OF HINGES IN ACCORDANCE WITH NCC 2016 BCA V2

THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2016 BCA V2

ALL WET AREAS TO BE IN ACCORDANCE WITH AS 3740-2010

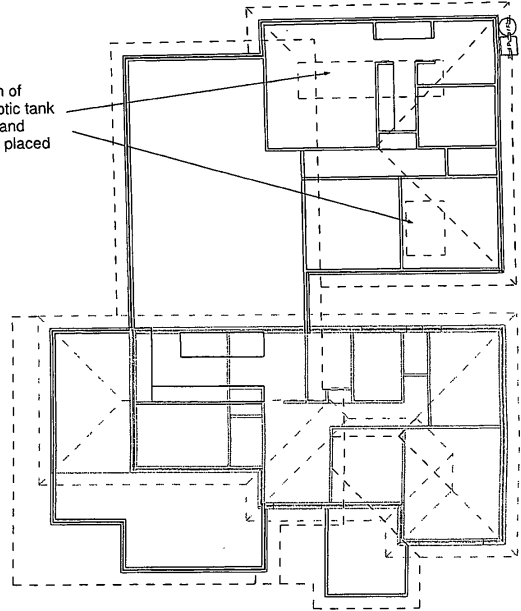
WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKBOND

WEATHER SEALS TO ALL EXTERNAL DOORS

Ⓢ HARD WIRED SMOKE ALARM WITH 9V BATTERY BACKUP

1000 LTR RAINWATER TANK PLUMBED TO ENSUITE TOILET

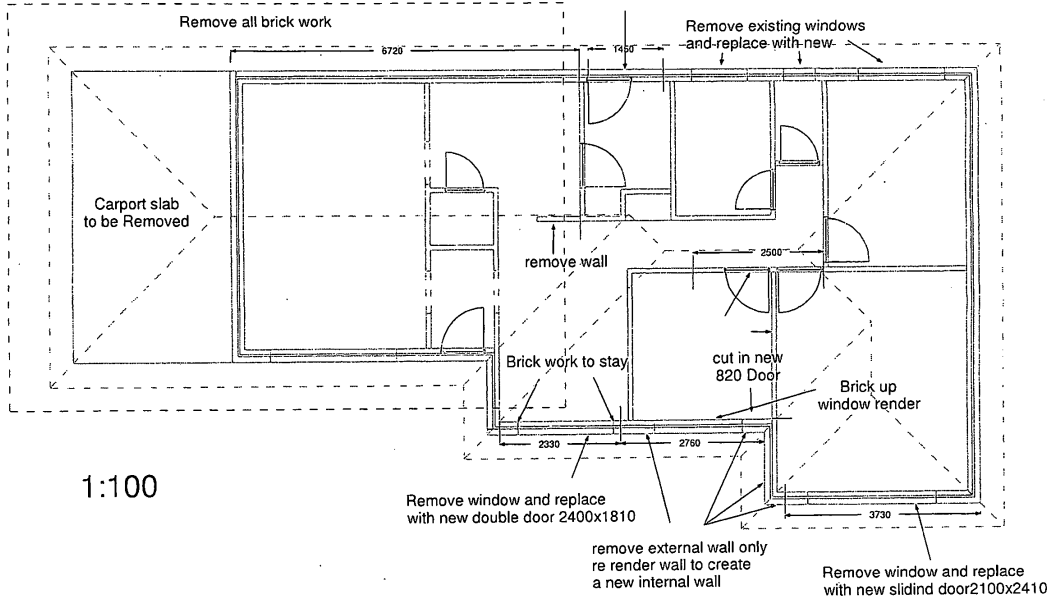
Approx location of soakage pit and septic tank to be removed and compacted fill to be placed



1:200

Remove roof frame and replace with a new steel truss roof

Remove existing door and replace with new sliding glass door 2100x1450



1:100

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WORKING DRAWINGS	AREA LIVING : 229.6 GARAGE : 56.2 PORCH : 10 ALFRESCO : 22 TOTAL : 308.8	CLIENT Jennifer Bann	PROJECT DESCRIPTION Address 11 Castle St Old Noarlunga		
	From the SPECTRUM LIVING RANGE - © COPYRIGHT This plan shall remain the sole property of SOUTHERN SPECTRUM DESIGNS Pty Ltd		Spectrum Living The Family South Australian Builder	DRAWING TITLE Existing / Demolition	SIZE A3
		DATE 3-6-2018		REV	SHEET
		SCALE 1 : 100			


BUILDING NOTES

WC DOORS TO HAVE LIFT OF HINGES IN ACCORDANCE WITH NCC 2016 BCA V2
 THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2016 BCA V2
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 WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKBOND
 WEATHER SEALS TO ALL EXTERNAL DOORS
 HARD WIRED SMOKE ALARM WITH 9v BATTERY BACK-UP
 1000 LTR RAINWATER TANK PLUMBED TO ENSUITE TOILET


ALL GLASS TO CONFORM WITH AS1288-2006 :GLASS IN BUILDINGS WINDOW SCHEDULE (DOWELL WINDOW SCHEDULE) FOR STUD (FRAMING) OPENINGS- window widths plus 50mm - window heights plus 60mm




W1	HEIGHT 200	WIDTH 1210
NAME STUDY	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE ANTIWIND	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER REVEAL




W1-W2	HEIGHT 200	WIDTH 1210
NAME STUDY	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE ANTIWIND	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER REVEAL




D2-D4	HEIGHT 200	WIDTH 2410
NAME LIVING/BBQ	STORY GROUND	
FRAME ALUMINIUM	SLIDING	FINISH POWDERCOAT
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




W3	HEIGHT 1000	WIDTH 810
NAME BED 4	STORY GROUND	
FRAME ALUMINIUM	SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER



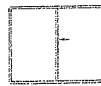
W4	HEIGHT 800	WIDTH 610
NAME WC	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS OSCURE	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




W5	HEIGHT 800	WIDTH 1410
NAME BATHROOM	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS OSCURE	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




D3	HEIGHT 200	WIDTH 1410
NAME LAUNDRY	STORY GROUND	
FRAME ALUMINIUM	SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER



W6-W7	HEIGHT 1400	WIDTH 1810
NAME BEDROOM 3	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




W8-W10	HEIGHT 800	WIDTH 610
NAME FIC/ENTRANCE	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS OSCURE	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER



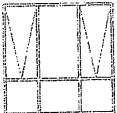
W9	HEIGHT 1200	WIDTH 1410
NAME BATHROOM	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS OSCURE	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER

Deleted


W11	HEIGHT 800	WIDTH 2410
NAME BED 1	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




D5	HEIGHT 2000	WIDTH 2000
NAME FAMILY	STORY GROUND	
FRAME ALUMINIUM	SLIDING	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




W12	HEIGHT 2400	WIDTH 2410
NAME FAMILY/DINING	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE ANTIWIND	FINISH POWDERCOATED
COLOR WOODLAND GREY	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER



D1	HEIGHT 2400	WIDTH 1810
NAME ENTRY	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH TUBULAR
COLOR CLEAR	GLASS CLEAR	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN NO	OTHER CUSTOM MADE DOOR



W1	HEIGHT 2000	WIDTH 2000
NAME LOUNGE	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR	GLASS OSCURE	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER




W1	HEIGHT 800	WIDTH 800
NAME LOUNGE	STORY GROUND	
FRAME ALUMINIUM	SASH TYPE HORIZONTAL SLIDING	FINISH POWDERCOATED
COLOR	GLASS OSCURE	HARDWARE STANDARD
SECURITY KEYLOCKED	FLYSCREEN YES	OTHER OTHER

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ALL WINDOWS TO HAVE 137mm PRIMED MDF REVEALS UNLESS NOTED OTHERWISE

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WORKING DRAWINGS From the SPECTRUM LIVING RANGE - © COPYRIGHT This plan shall remain the sole property of SOUTHERN SPECTRUM DESIGNS Pty Ltd	 The Family South Australian Builder	CLIENT Jennifer Bann	PROJECT DESCRIPTION Address 11 Castle St Old Noarlunga
		DATE 3-6-2018	DRAWING TITLE WINDOW
		SCALE 1 : 100	SHEET 7

BUILDING NOTES

WC DOORS TO HAVE LIFT OF HINGES IN ACCORDANCE WITH NCC 2016 BCA V2

THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2016 BCA V2

ALL WET AREAS TO BE IN ACCORDANCE WITH AS 3740-2010

WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKBOND

WEATHER SEALS TO ALL EXTERNAL DOORS

(S) HARD WIRED SMOKE ALARM WITH 9v BATTERY BACK-UP

1000 LTR RAINWATER TANK PLUMBED TO ENSUITE TOILET

SITE SOIL CLASSIFICATION AS PER ENGINEERS REPORT

- *DWELLING AND GARAGE AS PER ENGINEERS REPORT
- *SLAB SCRAPE AND FILL TO R.L.?
- *SITE CUT GARAGE TO R.L.?
- *REBATES TO HOUSE ?mm
- *SETDOWN TO GARAGE ?mm
- *SETDOWN TO PORCH IF APPLICABLE ?mm
- *SETDOWN TO ALFRESCO IF APPLICABLE ?mm

*WIND SPEED AS PER ENGINEERS REPORT

*CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45 ° (Min) UNLESS OTHERWISE SHOWN. CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75 mm MINIMUM.

*A.G. DRAINS & SILT PITS TO BASE OF CUT BACKFILL TO ALL EXPOSED EDGE BEAMS

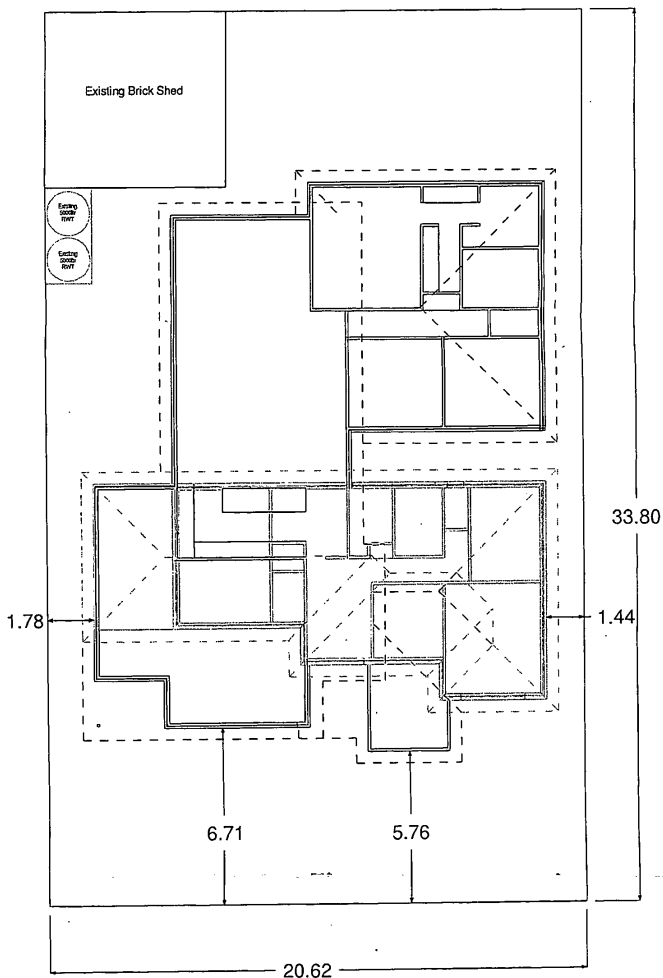
*SURPLUS SPOIL TO BE DISPOSED FROM SITE INCLUDING FROM SERVICE TRENCHES. RETAIN FILL ON SITE FOR BACKFILL TO SLAB REBATES AS REQUIRED

*IF CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION TO DRIVEWAY THE FULL COST TO CONSTRUCT NEW CROSSOVER IS AT THE OWNERS EXPENSE

*STORMWATER DRAINAGE IS PER ENGINEERS REPORT

*WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE

*TERMITE TREATMENT TO COMPLY WITH A.S 3360.1 2000 SPECIFICATIONS



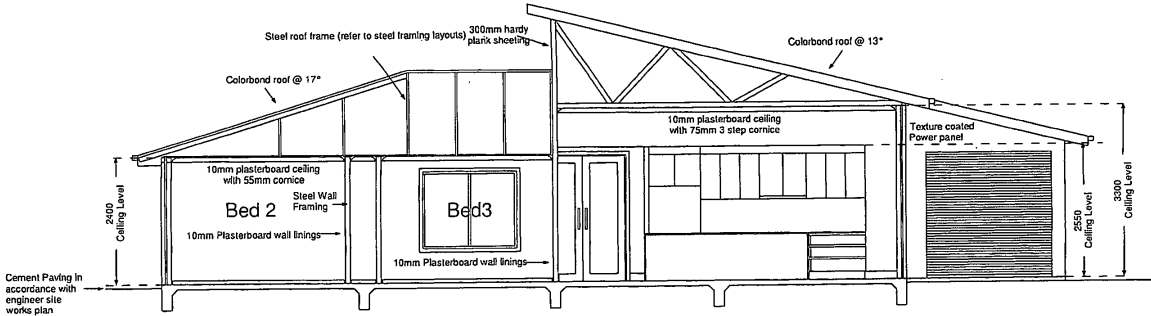
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<p>WORKING DRAWINGS</p> <p>From the SPECTRUM LIVING RANGE -</p> <p>© COPYRIGHT</p> <p>This plan shall remain the sole property of SOUTHERN SPECTRUM DESIGNS Pty Ltd</p>	<p>AREA</p> <p>LIVING : 228.8</p> <p>GARAGE : 56.2</p> <p>PORCH : 10</p> <p>ALFRESCO : 22</p> <p>TOTAL : 317.0</p>	<p>The Family South Australian Builder</p>	<p>CLIENT</p> <p>Jennifer Bann</p>	<p>PROJECT DESCRIPTION</p> <p>Address 11 Castle St Old Noarlunga</p>
	<p>DATE</p> <p>3-6-2018</p>		<p>DRAWING TITLE</p> <p>SITE PLAN</p> <p>SIZE</p> <p>A3</p>	<p>SCALE</p> <p>1 : 200</p>
				<p>SHEET 6</p>

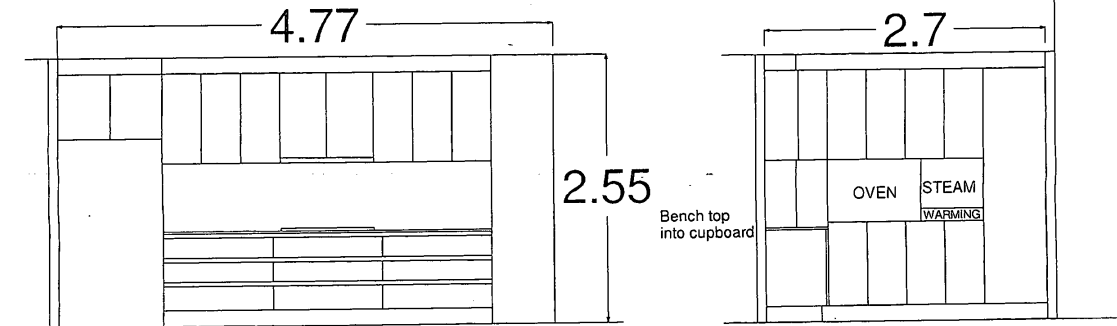
BUILDING NOTES

WC DOORS TO HAVE LIFT OF HINGES IN ACCORDANCE WITH NCC 2016 BCA V2
 THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2016 BCA V2
 ALL WET AREAS TO BE IN ACCORDANCE WITH AS 3740-2010
 WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKSOUND
 WEATHER SEALS TO ALL EXTERNAL DOORS
 HARD WIRED SMOKE ALARM WITH 9V BATTERY BACK-UP
 1000 LTR RAINWATER TANK PLUMBED TO ENSUITE TOILET

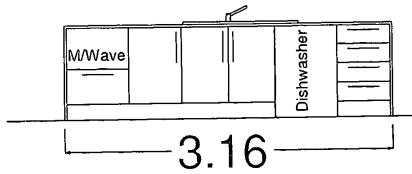


1:100

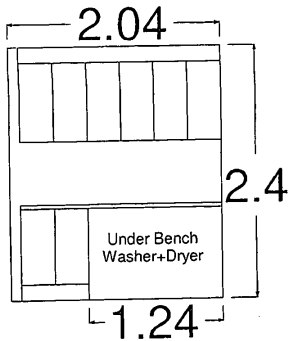
Kitchen



1:50



Laundry



CITY OF ONKAPARINGA
 Development Plan Consent
 Consent date 24 August 2018
 Endorsed pursuant to the
 Development Act and Regulations

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT. ANY DISCREPANCY SHOULD BE REPORTED TO THE DESIGNER IMMEDIATELY

WORKING DRAWINGS	AREA
	LIVING : 220.8 GARAGE : 54.2 PORCH : 1.0 ALFRESCO : 22 TOTAL : 308.8
From the SPECTRUM LIVING RANGE -	
© COPYRIGHT	
This plan shall remain the sole property of SOUTHERN SPECTRUM DESIGNS Pty Ltd	

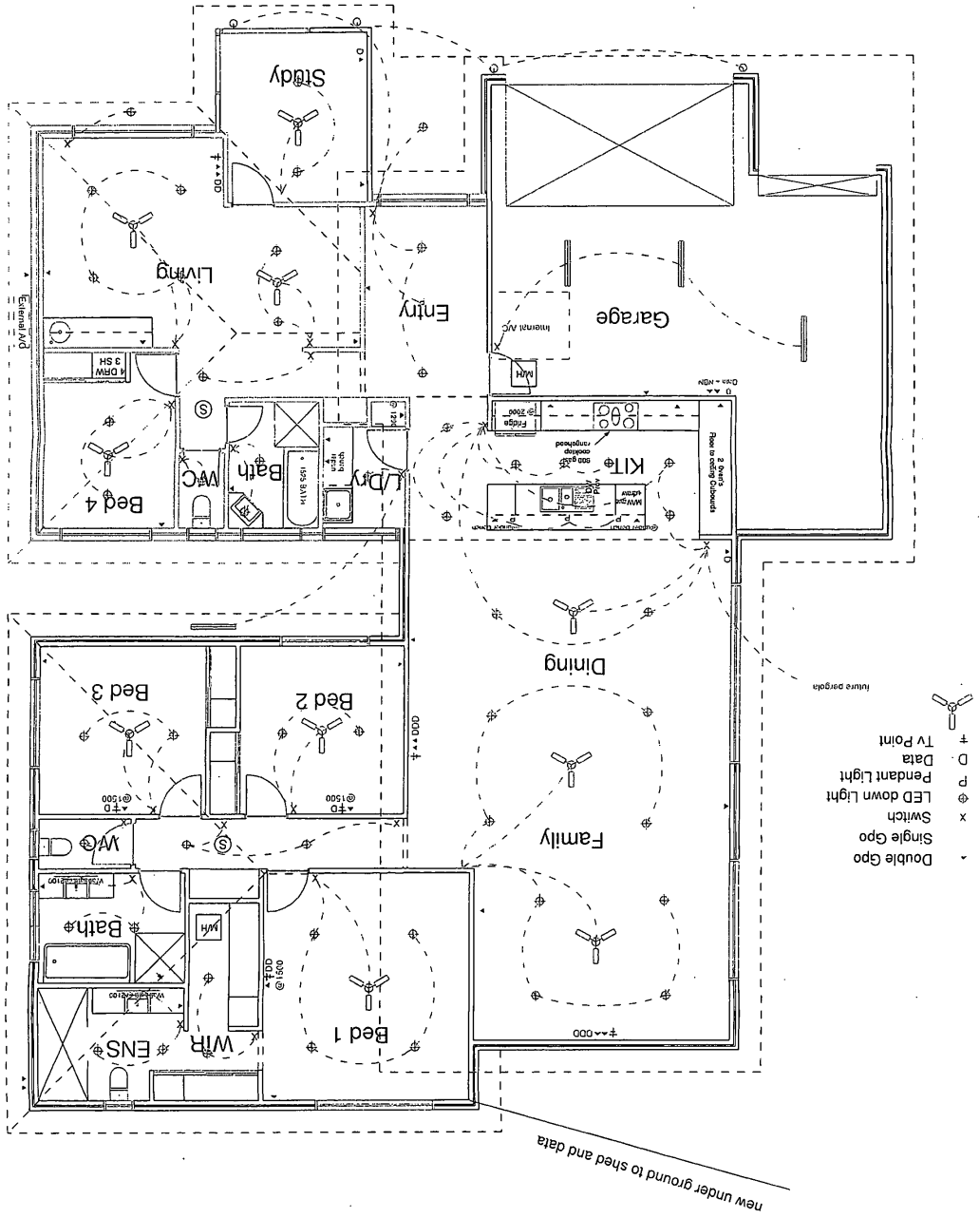


CLIENT	Jennifer Bann
DATE	3-6-2018
SCALE	1 : 50

PROJECT DESCRIPTION	Address 11 Castle St Old Noarlunga
DRAWING TITLE	INTERNAL ELEVATIONS
SIZE	A3
REV	
SHEET	5

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT. ANY DISCREPANCY SHOULD BE REPORTED TO THE DESIGNER IMMEDIATELY.

CITY OF ONKAPARINGA
 Development Plan Consent
 Consent date 24 August 2018
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 Development Act and Regulations



- TV Point
- D. Data
- P. Pendant Light
- LED down Light
- Switch
- Single Gpo
- Double Gpo

new under ground to shed and data

BUILDING NOTES

WC DOORS TO HAVE LIFT OFF HINGERS IN ACCORDANCE WITH MCC 2018 BQA V2

THIS HOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE MCC 2018 BQA V2

ALL WET AREAS TO BE IN ACCORDANCE WITH AS 3740-2010

WINDOW SIZES HEIGHTS & WIDTH ALL SET TO BRICKEND

WEATHER SEALS TO ALL EXTERNAL DOORS

HARD WIRED SMOKE ALARM WITH 9V BATTERY BACK-UP

1000 LTR RAINWATER TANK PLUMBED TO ENSURE TOLLEY

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

To be completed by lodging party

Office Use Only

ANNEXURE to APPLICATION

dated *12/11/18*

NUMBER

over Certificate of Title Volume: 5372

Folio: 690

LAND: The whole of the land in Certificate of Title Register Book Volume 5372 Folio 690

DEALING: Application to Note Land Management Agreement between the CITY OF ONKAPARINGA and JENNIFER ALISON BANN

APPLICANT: City of Onkaparinga

EXECUTION

Signed as delegate for the City of Onkaparinga
under section 20 of the Development Act 1993



(Signature)

Alison Hancock

(Print full name)

Acting CEO

(Print position held)

JENNIFER ALISON BANN

("the Owner")

and

CITY OF ONKAPARINGA

("the Council")

LAND MANAGEMENT AGREEMENT

THIS AGREEMENT is made the 25th day of October 2018

BETWEEN

JENNIFER ALISON BANN of 11 Castle Street, Old Noarlunga SA 5168 ("the Owner")

AND

CITY OF ONKAPARINGA (ABN 97 047 258 128) of PO Box 1, Noarlunga Centre SA 5168 ("the Council")

BACKGROUND

- A. The Owner is the registered proprietor in fee simple of the land comprised in Certificate of Title Volume 5372 Folio 690 known as 11 Castle Street, Old Noarlunga SA 5168 ("the Land").
- B. The Land has been lawfully developed with a dwelling.
- C. By Development Application No. 145/1507/2018 ("the Application"), the Owner has sought development authorisation from the Council under the *Development Act 1993* ("the Act") to undertake alterations and additions to the dwelling ("the Building Work"), as identified in the plans which form **Annexure A** to this Agreement ("the Plans").
- D. The Building Work includes additions to the dwelling at ground level, which would increase the building footprint of the dwelling.
- E. Part of the Land is located within a 1 in 100 year flood plain, as identified in the map which forms **Annexure B** to this Agreement ("the Map"). As a result, the Land may be subject to flooding from time to time.
- F. The Owner is aware of the flood risk associated with the Land. The Owner accepts these risks and wishes to proceed with the Application notwithstanding these risks.
- G. The parties have entered into this Agreement as a Land Management Agreement pursuant to section 57A(1) of the Act to agree matters which the parties have agreed are relevant to the Application, on the terms and conditions which follow.

DEFINITIONS AND INTERPRETATION

1. The parties acknowledge that the matters set out in the Background to this Agreement are true and accurate and agree that they form part of the terms of this Agreement.
2. In this Agreement:
 - 2.1 **Agreement** means this Agreement as executed by the parties.

- 2.2 **Owner** means any person who is, or is entitled to become, or becomes, the registered proprietor of an estate in fee simple of the Land, or any part of the Land, and includes a successor in title to an estate in fee simple to the Land.
- 2.3 **Notice** means a notice, demand, consent, approval or communication issued under this Agreement.
- 2.4 **The Application** means Development Application No. 145/1507/2018 received by the Council on 25 June 2018.
- 2.5 **The Building Work** means the building work proposed as part of the Application, as identified in the Plans.
- 2.6 **The Land** means the whole or any part of the land now comprised in Certificate of Title Register Book Volume 5372 Folio 690.
- 2.7 **The Map** means the map which forms **Annexure B** to this Agreement, and which identifies that land in the vicinity of the Land, and including the Land, which falls within a 1 in 100 year flood plain.
- 2.8 **The Plans** mean the plans lodged with the Council as part of the Application drafted by Spectrum Living dated 3 June 2018 which form **Annexure A** to this Agreement.
3. In this Agreement unless the context otherwise requires:
- 3.1 A term, other than a term defined in the Background or in Clause 2, has the same meaning as in a provision of the Act or the *Development Regulations 2008* ("the Regulations") as in force at the date of this Agreement. A term which is defined in the Background or in Clause 2 has the meaning there defined;
- 3.2 headings do not affect interpretation;
- 3.3 the term "person" includes a corporate body, partnership, association, government body or other entity;
- 3.4 a reference to a party includes its executors, administrators, successors and permitted assigns;
- 3.5 singular includes plural and plural includes singular;
- 3.6 where two or more persons are bound by this Agreement to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and also severally;
- 3.7 a reference to any statute or subordinate legislation includes all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to; and
4. The requirements of this Agreement are to be construed as additional to any requirements upon either party in relation to the Land under the Act or any other legislation.

OWNER'S UNDERTAKINGS, OBLIGATIONS AND ACKNOWLEDGEMENTS

5. The Owner is liable to the Council for any act or omission on the part of an employee, contractor, agent, invitee, lessee or licensee of the Owner which, if done or not done by the Owner would constitute a breach of this Agreement.
6. The Owner must, prior to granting a lease, licence or other right which may give any person a right to occupy the Land or prior to entering into an agreement with any person for the sale of the Land, notify the person of:
 - 6.1 the terms of this Agreement; and
 - 6.2 the risk of flooding of the Land.
7. Where a person ceases to be an Owner, such person ceases to be a party to this Agreement, but without prejudice to rights or obligations already accrued.
8. The Owner warrants and represents that all persons with a legal interest in the Land consent to the Owner entering into this Agreement.
9. Subject to the Council granting development approval to the Application, the Owner agrees that the Owner must undertake the Building Work in strict accordance with the Application and the Plans, unless otherwise approved by the Council in writing under this clause.
10. The Owner acknowledges that any development authorisation granted by the Council in relation to the Land is not:
 - 10.1 an assumption of a duty of care on the part of the Council, nor implies the exercise by or on behalf of the Council of any care or skill;
 - 10.2 a warranty, representation or other assurance that the Land (including the dwelling) will not be subject to flooding;
 - 10.3 a warranty, representation or other assurance that the Council will now or at any future time take steps to prevent or minimise the risk of flooding to the Land, or to reduce the extent or duration of any flooding; or
 - 10.4 a warranty, representation or assurance that the Council will require other persons to take steps to prevent or minimise the risk of flooding to the Land or to reduce the extent or duration of any flooding.

COUNCIL'S POWERS AND OBLIGATIONS

11. The Council may delegate any of its powers under this Agreement to any person.
12. The Council, including any employee or agent of the Council authorised by the Council, may at any reasonable time enter the Land for the purpose of:
 - 12.1 inspecting the Land and any building or structure on the Land; or
 - 12.2 exercising any other powers of the Council under this Agreement, or pursuant to any other law.
13. If the Owner is in breach of this Agreement, the Council may, by Notice served on the Owner specifying the nature of the breach, require the Owner to remedy the breach

within such time as is specified in the Notice. If the Owner fails to comply with the Notice, the Council (or its servants or agents) may enter the Land and cause the works or requirements specified in the Notice to be carried out and may recover its costs of doing so against the Owner.

14. Without providing a Notice to the Owner, the Council may apply to the Registrar-General to note this Agreement against the Certificate of Title of the Land.
15. In the event of a breach or threatened breach of the Agreement by the Owner, the Council may (without limiting any other remedy available to the Council, including under Part 11 of the Act), obtain an injunction restraining the Owner from committing a breach of the Agreement without proving any actual damage has or will be sustained by the Council. The parties agree that a breach of this Agreement by the Owner may cause injury for which damages may not be an adequate remedy to the Council.

OPERATION AND APPLICATION OF THE AGREEMENT

16. Upon execution, this Agreement is effective as a deed. However, the operation of the Agreement is subject to and conditional upon the Council granting development approval to the Application.
17. The parties intend that this Agreement will be effective as a Land Management Agreement pursuant to section 57A(1) of the Act upon being registered under the *Real Property Act 1886* as a note against the instrument of title to the Land.
18. This Agreement is the whole agreement between the parties in relation to the matters contained within it. This Agreement may only be varied by a supplementary agreement executed by the Council and the Owner.

NOTING OF THIS AGREEMENT

19. Each party shall do and execute all such acts, documents and things necessary so that as soon as practicable following the execution of this Agreement by all parties, and following approval of the Application by the Council, the Agreement is noted against the Certificate of Title for the Land pursuant to the provisions of Section 57A(14) of the Act.

WAIVER

20. The Council may, conditionally or unconditionally, waive compliance by the Owner with the whole or any part of the Owner's past or future obligations under this Agreement.
21. To be effective, a waiver must be in writing and signed by the Council.
22. The failure, delay, relaxation or indulgence by a party in exercising a power or right under this Agreement is not a waiver of that power or right.
23. An exercise of a power or right under this Agreement does not preclude a further exercise of it or the exercise of another right or power.

SEVERANCE

24. Where a clause or part of a clause in this Agreement would, but for this clause, be unenforceable:
- 24.1 the clause or part of the clause shall be read down to the extent necessary to avoid that result; or
- 24.2 where the clause or part of the clause cannot be read down, it may be severed from this Agreement and the remainder of the clause or of the Agreement shall continue in force, unless this would result in a material change to the intended effect of the Agreement.

GOVERNING LAW

25. This Agreement is governed by the law in South Australia.

NOTICES

26. A Notice must be in writing, be signed by the party issuing the Notice, and be hand delivered or sent by pre-paid post to the recipient's address as stated in this Agreement, or as last notified.
27. A Notice is deemed to be received:
- 27.1 if hand delivered, on delivery; and
- 27.2 if sent by pre-paid post, two business days after posting.
28. If two or more people comprise a party, providing a Notice to one is effective as notice to all.

ABOUT THE COUNCIL

29. The Council may delegate any of its powers under this Agreement or pursuant to law.
30. The Council enters into this Agreement as a council acting under section 57A(1) of the Act and not in any other capacity. This Agreement does not preclude or pre-empt the exercise by the Council of any other regulatory function of power.

COSTS

31. The Owner must pay to the Council on demand the Council's costs and expenses (including legal costs and expenses) of preparing, stamping and noting this Agreement.

MORTGAGEE CONSENT

COMMONWEALTH BANK OF AUSTRALIA (ACN 123 123 124) who has a legal interest in the Land by virtue of Memorandum of Mortgage Registration number 12968381 hereby consents to the Owner entering into this Land Management Agreement.

SIGNED by

.....
Signature

.....
Name

.....
Position

COMMONWEALTH BANK OF AUSTRALIA
by its duly constituted Attorney

David Wall

of 150 George Street Parramatta 2150
who certifies that he/she is the
CONVEYANCING OFFICER
In New South Wales of
COMMONWEALTH BANK OF AUSTRALIA

D. Wall
.....
Power of Attorney No. 9059589
In the presence of

Monika Eshou
.....
Name **Monika Eshou**
Address 150 George Street
Parramatta 2150

Bank Reference: **99701803535** Phone No. **(02)99416250**

ANNEXURE A

The Plans

ANNEXURE B

The Map