

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

- ☐

*means the Part, Division, particulars or item may not be applicable.*

*If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.*

*If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.*
- \*

*means strike out or omit the option that is not applicable.*
- All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).*

*If there is insufficient space to provide any particulars required, continue on attachments.*

Part A - Parties and land

1

Purchaser:

Address:

2

~~Purchaser's registered agent:~~

Address:

3

Vendor:

Dena Hadian and Keivan Sabaghzadehtousi

Address:

5 Tasman Avenue Gilles Plains SA 5086

4

Vendor's registered agent:

EXP Australia Pty Ltd T/A eXp Australia

Address:

Level 3, 169 Fullarton Road Dulwich SA 5065

5

Date of contract (if made before this statement is served):

6

Description of the land: *[Identify the land including any certificate of title reference]*

Allotment 51 in Deposited Plan No. 122620 known as

5 Tasman Avenue Gilles Plains SA 5086 being the whole of the land comprised in Certificate of Title Volume 6231 Folio 969

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

### To the purchaser:

#### Right to cool-off (section 5)

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

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

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

##### 2 - Time for service

The cooling-off notice must be served -

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

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

##### 3 - Form of cooling-off notice

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

##### 4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

5 Tasman Avenue Gilles Plains SA 5086

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

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

bjorn.kunzel@expaustralia.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

Level 3, 169 Fullarton Road Dulwich SA 5065

(being ~~\*the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

**Note -** Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that -

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

##### 5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than -

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase -

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**Part C - Statement with respect to required particulars**

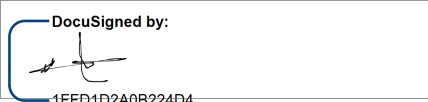
(section 7(1))

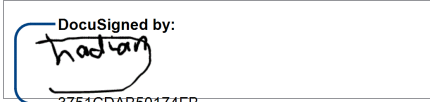
To the purchaser:

~~\*I/We,~~ Dena Hadian and Keivan Sabaghzadehtousi

of 5 Tasman Avenue Gilles Plains SA 5086

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

Date: 14/9/2023  
 Signed:   
 Date:   
 Signed:

Date: 15/9/2023  
 Signed:   
 Date:   
 Signed:

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

(section 9)

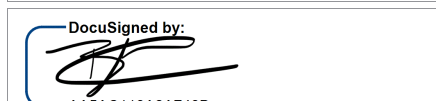


To the purchaser:

I, Bjorn Kunzel of EXP Australia Pty Ltd

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

Exceptions: NIL

Date: 14/9/2023  
 Signed: 

\*Vendor's/ Purchaser's agent

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

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

**(section 7(1)(b))**

### **Note -**

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

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

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

Table of particulars

Column 1	Column 2	Column 3
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</p> <p>(c) the heading "6. Repealed Act conditions" and item 6.1; and</p> <p>(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]</p> <p>[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in <b>bold type</b> must be set out in column 3 and all other particulars must be set out in column 2.]</p> <p>[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]</p> <p>[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]</p>		

1. General

1.1	Mortgage of land	<div><div>Is this item applicable?</div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div><div>Certificate of Title</div><div>Number of mortgage (if registered):</div><div>13364519</div><div>Name of mortgagee:</div><div>Commonwealth Bank of Australia</div></div>	<div><div><input checked="" type="checkbox"/></div><div>YES</div><div>YES</div></div>
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12 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report - Page 12

Description of land subject to easement:

Whole of the land in CT 6231/969

Nature of easement:

Statutory Easement to SA Power Networks

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

☒

NO

YES

13 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

☐

14 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$

per

(period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

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



5. Development Act 1993 (repealed)

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

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

Is this item applicable?

☒

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

NO

YES

Are there attachments?

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

Council Search

Condition(s) of authorisation:

Application No. 2019/117756 dated 25/11/2019  
Application No. 2019/117717 dated 12/09/2019  
Application No. 2019/117638 dated 02/09/2019

6. Repealed Act conditions

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

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Emergency Services Levy Certificate

Date of notice:

12/09/2023

Amount of levy payable:

\$146.75

☒

YES

YES

29. Planning, Development and Infrastructure Act 2016

29.1	<div>Part 5 - Planning and Design Code</div> <div><i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i></div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div>Property Interest Report - Page 8 Council Search</div> <div>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</div> <div>Zones: General Neighbourhood (GN) Subzones: No Overlays: Refer to Council Search attached for details of Overlays</div>	<div><input checked="" type="checkbox"/></div> <div>NO</div> <div>YES</div>
		<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?</div> <div>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</div> <div>Note - For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a>.</div>	<div>NO</div> <div>NO</div> <div>UNKNOWN</div> <div>YES</div>

29.2

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

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

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:



29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~


~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

Is this item applicable?



~~Are there attachments?~~



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Is this item applicable?

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

~~Are there attachments?~~

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

***Is this item applicable?***

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

***Are there attachments?***

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

☐

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

***Is this item applicable?***

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

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

☐



## 29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~~~Date of commencement of proceedings:~~~~Date of determination or order (if any):~~~~Terms of determination or order (if any):~~☐

## 29.13 section 213 - Enforcement notice

~~Is this item applicable?~~~~Will this be discharged or satisfied prior to or at settlement?~~~~Are there attachments?~~~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~~~Date notice given:~~~~Name of designated authority giving notice:~~~~Nature of directions contained in notice:~~~~Building work (if any) required to be carried out:~~~~Amount payable (if any):~~☐

Is this item applicable?

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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**Particulars of building indemnity insurance****Note-**

Building indemnity insurance is not required for-

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

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

1 Name(s) of person(s) insured:

Imran &amp; Hina Soni

2 Name of insurer:

QBE Insurance (Australia) Ltd.

3 Limitations on the liability of the insurer:

Refer to Policy

4 Name of builder:

De Chellis Constructions Pty Ltd

5 Builder's licence number:

U BLD151519

6 Date of issue of insurance:

06/11/2019

7 Description of insured building work:

New Single Dwelling Construction Contract

**Exemption from holding insurance:**

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

NO

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

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

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

**Particulars relating to aluminium composite panels**

Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—

- (a) as having aluminium composite panels installed on the exterior of the building; and
- (b) as constituting a moderate, high or extreme risk as a result of that installation; and
- (c) as requiring remediation to reduce the risk to an acceptable level; and
- (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the *Planning, Development and Infrastructure Act 2016*) that no further action is required?

If YES, give details of the following:

1. the actions required to remediate the risk (if known):

2. the estimated costs of remediation (if known):

ANNEXURES

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

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

Certificate of Title

Property Interest Report

Title and Valuation Package

Council Search

Emergency Services Levy Certificate

Land Tax Certificate

SA Water Certificate

Deposited Plan No. 122620

(\*Strike out whichever is not applicable)

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

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

Dated this  Day of  20

Signed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Purchaser(s)

# Form R3

## Buyers information notice

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*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](http://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](http://www.cbs.sa.gov.au)

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



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 6231/969)  
11/09/2023 02:55PM  
OR-12ZL5VZO5KFNB6  
20230911006354

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 6231 Folio 969

Parent Title(s) CT 5220/283

Creating Dealing(s) RTU 13211369

Title Issued 02/12/2019 Edition 2 Edition Issued 09/09/2020

Diagram Reference

## Estate Type

FEE SIMPLE

## Registered Proprietor

DENA HADIAN  
KEIVAN SABAGHZADEHTOUSI  
OF 5 TASMAN AVENUE GILLES PLAINS SA 5086  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 51 DEPOSITED PLAN 122620  
IN THE AREA NAMED GILLES PLAINS  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
13364519	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

## Notations

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



# Property Interest Report

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

Title Reference	CT 6231/969	Reference No. 2500893
Registered Proprietors	D*HADIAN & ANR	Prepared 11/09/2023 14:55
Address of Property	5 TASMAN AVENUE, GILLES PLAINS, SA 5086	
Local Govt. Authority	CITY OF TEA TREE GULLY	
Local Govt. Address	PO BOX 571 MODBURY SA 5092	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

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

## 6. Repealed Act conditions

- |     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title |
|     |   | also  |
|     |   | Contact the Local Government Authority for other details that might apply   |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

## 7. Emergency Services Funding Act 1998

- |     |                                 |  |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p><b>An Emergency Services Levy Certificate will be forwarded.</b><br/> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b></p> <p><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br/> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p> |
|-----|---------------------------------|--|

## 8. Environment Protection Act 1993

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

- |      |  |  |
|------|--|--|
| 8.9  | section 103P - Notation of site contamination audit report in relation to the land   | EPA (SA) does not have any current Orders registered on this title |
| 8.10 | section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land | EPA (SA) does not have any current Orders registered on this title |

## 9. ***Fences Act 1975***

- |     |   |                                      |
|-----|---|--------------------------------------|
| 9.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |
|-----|---|--------------------------------------|

## 10. ***Fire and Emergency Services Act 2005***

- |      |   |   |
|------|---|---|
| 10.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply<br>Where the land is outside a council area, contact the vendor |
|------|---|---|

## 11. ***Food Act 2001***

- |      |                                 |   |
|------|---------------------------------|---|
| 11.1 | section 44 - Improvement notice | Public Health in DHW has no record of any notice or direction affecting this title<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 12. ***Ground Water (Qualco-Sunlands) Control Act 2000***

- |      |   |   |
|------|---|---|
| 12.1 | Part 6 - risk management allocation   | Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title |
| 12.2 | section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property | DEW Water Licensing has no record of any notice affecting this title                            |

## 13. ***Heritage Places Act 1993***

- |      |   |   |
|------|---|---|
| 13.1 | section 14(2)(b) - Registration of an object of heritage significance | Heritage Branch in DEW has no record of any registration affecting this title   |
| 13.2 | section 17 or 18 - Provisional registration or registration           | Heritage Branch in DEW has no record of any registration affecting this title   |
| 13.3 | section 30 - Stop order   | Heritage Branch in DEW has no record of any stop order affecting this title   |
| 13.4 | Part 6 - Heritage agreement   | Heritage Branch in DEW has no record of any agreement affecting this title<br><br>also<br><br>Refer to the Certificate of Title |
| 13.5 | section 38 - "No development" order                                   | Heritage Branch in DEW has no record of any "No development" order affecting this title   |

## 14. ***Highways Act 1926***

- |      |  |  |
|------|--|--|
| 14.1 | Part 2A - Establishment of control of access from any road abutting the land | Transport Assessment Section within DIT has no record of any registration affecting this title |
|------|--|--|

## 15. ***Housing Improvement Act 1940 (repealed)***

- |      |  |  |
|------|--|--|
| 15.1 | section 23 - Declaration that house is undesirable or unfit for human habitation | Contact the Local Government Authority for other details that might apply                |
| 15.2 | Part 7 (rent control for substandard houses) - notice or declaration             | Housing Safety Authority has no record of any notice or declaration affecting this title |

## 16. ***Housing Improvement Act 2016***

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

## **17. *Land Acquisition Act 1969***

- |      |   |   |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<br>also<br>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<br>also<br>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<br>also<br>DEW has no record of any permit (that remains in force) affecting this title |
| 18.9  | section 120 - Notice to take remedial or other action in relation to a well                                 | DEW has no record of any notice affecting this title  |
| 18.10 | section 135 - Water resource works approval   | DEW has no record of a water resource works approval affecting this title   |
| 18.11 | section 142 - Site use approval   | DEW has no record of a site use approval affecting this title   |
| 18.12 | section 166 - Forest water licence  | DEW has no record of a forest water licence affecting this title  |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant                          | The regional landscape board has no record of any notice affecting this title   |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants        | The regional landscape board has no record of any notice affecting this title   |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve            | The regional landscape board has no record of any notice affecting this title   |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant                                     | The regional landscape board has no record of any notice affecting this title   |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the                        | The regional landscape board has no record of any notice affecting this title   |

## Act

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

**19. Land Tax Act 1936**

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

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

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

**21. Local Government Act 1999**

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

**22. Local Nuisance and Litter Control Act 2016**

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

**23. Metropolitan Adelaide Road Widening Plan Act 1972**

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

**24. Mining Act 1971**

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

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

## **25. *Native Vegetation Act 1991***

- |      |  |  |
|------|--|--|
| 25.1 | Part 4 Division 1 - Heritage agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br><br>also<br><br>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<br><br>also<br><br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br><br>also<br><br>Refer to the Certificate of Title |
| 25.4 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation                    | DEW Native Vegetation has no record of any refusal or condition affecting this title   |

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

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

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

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

**28. *Phylloxera and Grape Industry Act 1995***

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

**29. *Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code  
[ **Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Golden Grove Neighbourhood - The Proponent (YAS Property & Development and Falkenburg Road Pty Ltd) is proposing to rezone land at Golden Grove to support a premium quality master-planned development with open space and new cycling and pedestrian connections. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title |

### 30. *Plant Health Act 2009*

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

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

- |      |   |  |
|------|---|--|
| 31.1 | Part 3 - Notice   | Public Health in DHW has no record of any notice or direction affecting this title |
|      |   | also   |
|      |   | Contact the Local Government Authority for other details that might apply          |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title           |
|      |   | also   |
|      |   | Contact the Local Government Authority for other details that might apply          |

- 31.3 *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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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

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

## Notices

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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](mailto:DEWwaterlicensing@sa.gov.au).



## Certificate of Title

Title Reference	CT 6231/969
Status	CURRENT
Easement	NO
Owner Number	1854038*
Address for Notices	5 TASMAN AV GILLES PLAINS, SA 5086
Area	321m² (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

DENA HADIAN  
KEIVAN SABAGHZADEHTOUSI  
OF 5 TASMAN AVENUE GILLES PLAINS SA 5086  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 51 DEPOSITED PLAN 122620  
IN THE AREA NAMED GILLES PLAINS  
HUNDRED OF YATALA

## Last Sale Details

Dealing Reference	TRANSFER (T) 13364518
Dealing Date	04/09/2020
Sale Price	\$557,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13364519	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2805401054	CURRENT	5 TASMAN AVENUE, GILLES PLAINS, SA 5086

## Notations



Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2805401054
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2020
Property Location	5 TASMAN AVENUE, GILLES PLAINS, SA 5086
Local Government	TEA TREE GULLY
Owner Names	DENA HADIAN KEIVAN SABAGHZADEHTOUSI
Owner Number	1854038*
Address for Notices	5 TASMAN AV GILLES PLAINS, SA 5086
Zone / Subzone	GN - General Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6HGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D122620 ALLOTMENT 51	CT 6231/969

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$305,000	\$640,000			



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$235,000	\$570,000			

## Building Details

Valuation Number	2805401054
Building Style	Conventional
Year Built	2020
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	178 sqm
Number of Main Rooms	6

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





CITY OF  
**TEA TREE GULLY**  
*Naturally Better*

PO Box 571

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

[www.teatreegully.sa.gov.au](http://www.teatreegully.sa.gov.au)

Email: [searches@cttg.sa.gov.au](mailto:searches@cttg.sa.gov.au)

Certificate No: **85148**  
Receipt No: **948736**

Date: **13/09/2023**  
Application No: **81977**

**Searchlight Technology**  
**PO Box 232 Rundle Mall**  
**ADELAIDE SA 5000**

## **CERTIFICATE**

Section 187 (1) of the Local Government Act

Assessment No: **156013**  
Valuer General No: **2805401054**  
Property Description: **LOT: 51 DP: 122620 CT: 6231/969**  
Property Address: **5 Tasman Avenue GILLES PLAINS 5086**  
Owner: **D Hadian & K Sabaghzadehtousi**

<b>Residential Land Use 2024</b>	\$1,977.79
<b>Regional Landscape Levy 2024</b>	\$46.47
Overdue/Arrears	\$0.00
Interest/Rounding	\$0.00
Legal Costs	-\$0.01
Less Rebate	\$0.00
Less Payments Received	-\$506.25
General Debtors	
<b>Total Amount Due</b>	<b>4<sup>th</sup> December 2023</b>
	<b>\$1,518.00</b>

**Please Note:**

*Further fines & interest may be applied to overdue accounts.*

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

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

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

Delegated Officer: 



We accept settlement payment of council rates  
BPay Biller Code: 787911 / Reference # 156013

**Account balance and payment available online: Go to [www.teatreegully.sa.gov.au/Payments](http://www.teatreegully.sa.gov.au/Payments)**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



CITY OF  
**TEA TREE GULLY**  
*Naturally Better*

PO Box 571

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

[www.teatreegully.sa.gov.au](http://www.teatreegully.sa.gov.au)

Email: [searches@cttg.sa.gov.au](mailto:searches@cttg.sa.gov.au)

**Date of Issue:** 13 September 2023

**Certificate Number** 85148

**Receipt Number** 948736

**Assessment Number** 156013

**Searchlight Technology**  
PO Box 232 Rundle Mall  
ADELAIDE SA 5000

Valuer General No: 2805401054  
Property Description: LOT: 51 DP: 122620 CT: 6231/969  
Property Address: 5 Tasman Avenue GILLES PLAINS 5086  
Owner: D Hadian & K Sabaghzadehtousi

## Provision of Prescribed Information

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

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

### Development Section

Prescribed Encumbrance	Particulars Required
<b>Part 1 – Items that must be included in statement</b>	
<b>Development Act 1993 (Repealed)</b>	
Section 42 – Condition (that continues to apply) of a development authorisation)	25/11/2019 - Development Application APPROVAL 2019/117756 Two single storey detached dwellings with garages and verandahs under 12/09/2019 - Development Application APPROVAL 2019/117717 Demolition of all structures (Dwelling, Carports, Sheds and Verandahs) 02/09/2019 - Development Application APPROVAL 2019/117638 Land Division (1 Allotment into 2)

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 55 – Order to remove or perform work	Nil
Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	Nil
Section 71 – Fire Safety Notice	Nil
Section 84 – Enforcement Notice	Nil
Section 85(6), 85(10) or 106 – Enforcement Order	NIL
Part 11 Division 2 – Proceedings	Nil
<b>Fire and Emergency Services Act 2005</b>	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	
Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
<b>Public and Environmental Health Act 1987 (repealed)</b>	
<i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant</i>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

*Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.*

## South Australian Public Health Act 2011

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

Nil

## Additional Information (City of Tea Tree Gully)

*Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010*

Miscellaneous

Nil

Easements

Nil

CWMS

Nil

## Particulars relating to Environment Protection

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

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

YES

/

NO

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

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

## Note – Building Indemnity Insurance is not required for:

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

## BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANSA EXTRACT

☒ YES ☐ NO

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

### Disclaimer

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

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

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

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

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

Authorised Officer



Date...13/09/2023.....



## Data Extract for Section 7 search purposes

Valuation ID 2805401054

**Data Extract Date:** 13/09/2023

**Parcel ID:** D122620 A51

**Certificate Title:** CT6231/969

**Property Address:** 5 TASMAN AV GILLES PLAINS SA 5086

**Zones**

General Neighbourhood (GN)

**Subzones**

No

**Zoning overlays**

Overlays

**Airport Building Heights (Regulated) (All structures over 15 metres)**

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

**Affordable Housing**

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

**Building Near Airfields**

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

**Hazards (Flooding - Evidence Required)**

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

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**



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

#### **Traffic Generating Development**

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

#### **Urban Tree Canopy**

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

Unknown

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

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

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

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

### Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



**CITY OF TEA TREE GULLY** 571 Montague Rd. Modbury SA 5092  
 T (08) 8397 7444 W [cttg.sa.gov.au](http://cttg.sa.gov.au) S [fb.com/teatreegullycouncil](http://fb.com/teatreegullycouncil) ABN 69 488 562 969

## DECISION NOTIFICATION FORM

**Development Number:** 070/117756/2019

**Date of Lodgement:** 11/09/2019

Dechellis Homes  
 170 Payneham Road  
 EVANDALE SA 5069

**Location of Proposed Development:**

5 Tasman Avenue GILLES PLAINS 5086

**Formal Property Title(s):** LOT: 285 ALP: SEC: SEC: 313 DP: 7660 CT: 5220/283

**Valuer General Number(s):** 2805401003

**Development Cost:** \$228,284.00

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

**Nature of Proposed Development:** Two single storey detached dwellings with garages and verandahs under main roof, and retaining walls

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	CONDITIONS
Development Plan Consent	Granted	24/10/2019	7
Building Rules Consent <i>Refer to Private Certifier's Report</i>	Granted	19/11/2019	3
<b>DEVELOPMENT AUTHORISATION</b>	<b>APPROVED</b>	<b>25/11/2019</b>	<b>10</b>

No work can commence on this development unless Development Authorisation has been granted. If one or more consents have been granted on this 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 Authorisation.

Signature of Administration Officer: *C. Cunningham*

**Planning Officer:** Mr D B Oest

**Building Decision:** Assessed by Private Certifier  
 Delegate(s) of the City of Tea Tree Gully

**Date of Document:** 25/11/2019

**Development Number:** 070/117756/2019

**Date of Document:** 25/11/2019

## **DEVELOPMENT PLAN CONSENT CONDITIONS**

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/117756/2019 except where varied by any condition(s) listed below.
- (2) Except where varied by the conditions listed below, the new or modified crossing place shall meet the minimum standard of design and construction as detailed on City of Tea Tree Gully drawings (as applicable):
  - 1/15/SD – 'Concrete Vehicle Crossing Place';
  - 2/15/SD – 'Block Paved Vehicular Crossing Place';
  - 40/15/SD – 'Property Access Grades;' and/or;
  - 45/15/SD – 'Commercial Concrete Vehicular Crossing Place.'

Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.
- (3) The new crossing place must be constructed and/or modified, as per the approved plans and conditions, within six (6) months of completing the dwelling.

Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.
- (4) Where stormwater is to be discharged to the street gutter, the stormwater system installation shall meet the minimum requirements of City of Tea Tree Gully drawing:
  - 62/15/SD – 'Stormwater Pipe Connection to Council Kerb and Gutter'.

Reason: To maintain consistency of the streetscape and protect the infrastructure within the road verge.
- (5) The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be completed within two (2) months of the erection of the dwelling.

Reason: To preserve and enhance the amenity of the site and locality.
- (6) Four Type-1 Stormwater Detention Tank(s) must be attached to each dwelling, with a minimum roof area connection of 200 square metres per dwelling. The tank(s) must be installed as part of the stormwater disposal system and be installed within two (2) months of the erection of the respective dwelling and must be maintained in good working order at all times.

Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for this condition is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.
- (7) Discharge from the detention facility is to be restricted to four litres per second (4 L/s) for flows during the 1 in 100 year average recurrence interval storm event.

Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for this condition is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.

**Note(s):**

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (3) Please be advised that any retaining walls exceeding one metre in height and any fencing attached to a retaining wall where the combined height exceeds 2.1 metres requires Development Approval from Council by way of a separate application.
- (4) Please be advised that your application involves work that may impact on the stability of neighbouring land. Pursuant to section 60 of the *Development Act 1993*, you are reminded of your obligations to:
  - 28 days before the building is commenced, caused to be served on the owner of the affected land a notice of intention to perform the building work and the nature of that work; and
  - Take precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the *Development Regulations 2008* to require.
- (5) NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments). For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au).

**BUILDING RULES CONSENT CONDITIONS**

**REFER TO PRIVATE CERTIFIER'S REPORT**

**MANDATORY NOTIFICATION**

- (1) The **Conditions and Notes** listed here reference Sections and Clauses from the *Development Act 1993* (as amended), Regulations and Schedules from the *Development Regulations 2008* plus the Building Code of Australia (BCA) relevant Australian Standards (AS) and Minister's Specifications (current to date of consent).
- The **Building Classification** is determined in accordance with Part A6 of the BCA:
- Class 1a is a dwelling or habitable part thereof,
  - Class 1b is a boarding house, guest house or the like,
  - Class 10a is a non-habitable building or part thereof (e.g. Garage, Carport, Verandah, Shed, etc.),
  - Class 10b is a structure that is not a building (e.g. Swimming Pool, Fence, Retaining wall, Deck, etc.) and
  - Class 10c is a private bushfire shelter.

- (2) A person(s) must not occupy a **Class 1a** building, as classified under the BCA, or an addition to a Class 1a building, that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A.
- (3) The person(s) proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give Council notice at stages prescribed in **Regulation 74**. If the building owner is giving notice, the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under Regulation 83AB.
- (4) For building work prescribed in Regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work, as required by Section 60.
- (5) Should a licensed builder be engaged to carry out any building work greater than \$12,000, or where an owner/builder contracts work exceeding \$12,000, the builder/contractor shall provide Council with the Certificate of Insurance (Builder's Indemnity Insurance) prior to the commencement of any work as per the requirements of Regulation 21(2).
- (6) The owner and/or builder are advised that no portion of the building or structure (including footings, plumbing or the like) shall encroach the property boundary. It is recommended that a licensed land surveyor is engaged to survey the boundary to ensure that no part of the structure including the gutters will encroach onto the neighbouring property.
- (7) The owner and/or builder are advised that the location, design and capacity of the **stormwater** discharge at the property alignment should be approved by Council prior to site works commencing. The drainage system should be completed by the finish of construction of the building.
- (8) The owner and/or builder are advised that the required **rainwater tanks** to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected to the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be proprietary products and/or comply with the relevant Australian Standards.
- (9) It should be noted that a **retaining wall** less than 1000mm high is not deemed development under Schedule 3 and will not be assessed for structural adequacy despite details that may be included in the approved documents. The Owner should however take note that under the provisions of Section 60 and Regulation 75 the associated excavation/filling on a site may be deemed to be building work which affects the stability of adjoining land and requires notice to be served on the adjoining (affected) property owner.
- (10) The owner and/or builder are advised that **external walls** of Class 1 buildings, and any openings in that wall, must comply with Part 3.7.2.2 & Part 3.7.2.4 of the BCA if the wall is less than 900mm from an allotment boundary.



- (11) The owner and/or builder are advised that eaves (with roof coverings and soffit linings), flues, chimneys, pipes, domestic fuel tanks, heating and cooling appliances, pool equipment or any other similar services constructed between a dwelling and the property boundary shall be non-combustible construction and not built within 450mm of the allotment boundary in accordance with the provisions of the Part 3.7.2.7 of the BCA.
- (12) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (13) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (14) Precautions shall be taken to ensure the safety of the public during construction and demolition where relevant. As a minimum requirement, the site shall be provided with suitable fencing to restrict access by the general public to the work area.

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

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

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

- (15) The building work contractor or, in the absence of a building work contractor, the building owner **must** notify Council of the following stages of building work:
  - Commencement of building work;
  - Completion of steel reinforcement for footings;
  - Completion of wall and roof framing;
  - Completion of brickwork; and
  - Completion of building work.

Notifications **must be** provided in writing, in one of the following ways:

- Electronically through by email: [buildinginspections@cttg.sa.gov.au](mailto:buildinginspections@cttg.sa.gov.au), or via Council's website: <http://cttg.sa.gov.au/buildingnotifications>;
- By post - PO Box 571, MODBURY SA 5092;
- By fax - 8397 7400;
- By leaving a notice with a duly authorised officer of the Council.

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

## **ADDITIONAL INFORMATION**

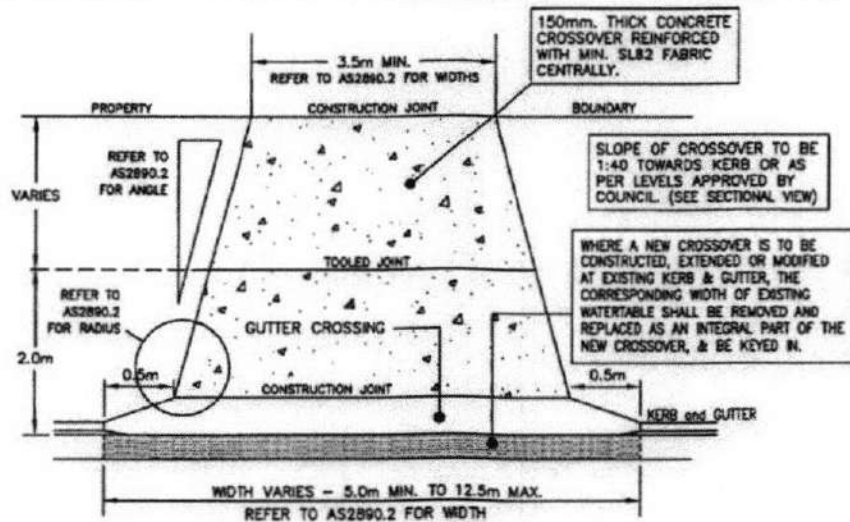
Builders are reminded of their obligation to ensure that **construction activity**—as defined in Schedule 1 of the *Local Nuisance and Litter Control Act 2016 (the Act)*—is undertaken between **7:00am and 7:00pm, Monday to Saturday**. No construction activity is permitted to be undertaken on any Sunday or Public Holiday.

The definition of construction activity includes—

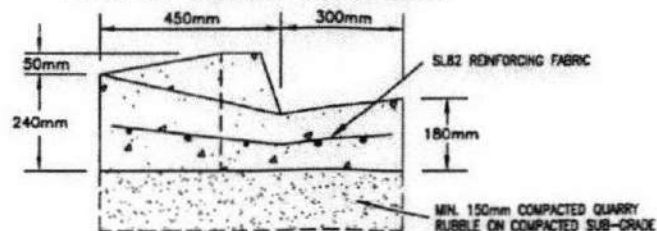
- a. demolition work, site preparation work and building maintenance or repair work;
- b. the operation of vehicles within, or entering or leaving, a construction site; and
- c. any activities, at or within the immediate vicinity of a construction site of persons who perform work at the site, or work connected with work at the site.

**Construction noise**—defined in the Act as *noise from any construction activity*—is declared to constitute **Local Nuisance** for the purposes of Section 17(1)(e) of the Act where the construction noise is permitted to travel from the location of the construction activity to neighbouring premises outside of the abovementioned time(s).





PLAN OF VEHICLE CROSSOVER

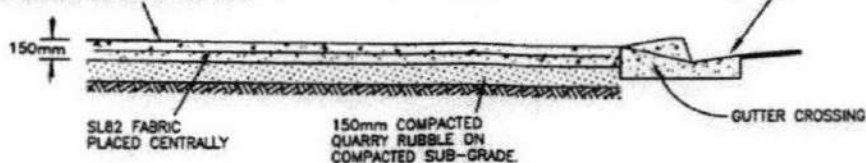


SECTIONAL DETAIL OF GUTTER CROSSING

CONCRETE CROSSOVER  
STRENGTH - N32 MIN.  
FINISH - LIGHT BROOM OR WOOD FLOAT,  
TOOLED EDGES AND JOINTS.  
PATTERNED CONCRETE CROSSOVER  
TO BE NON-SLIP WITH MAX. DEPTH OF SURFACE  
IRREGULARITY NO GREATER THAN 5mm.

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

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



SECTIONAL VIEW OF VEHICLE CROSSOVER

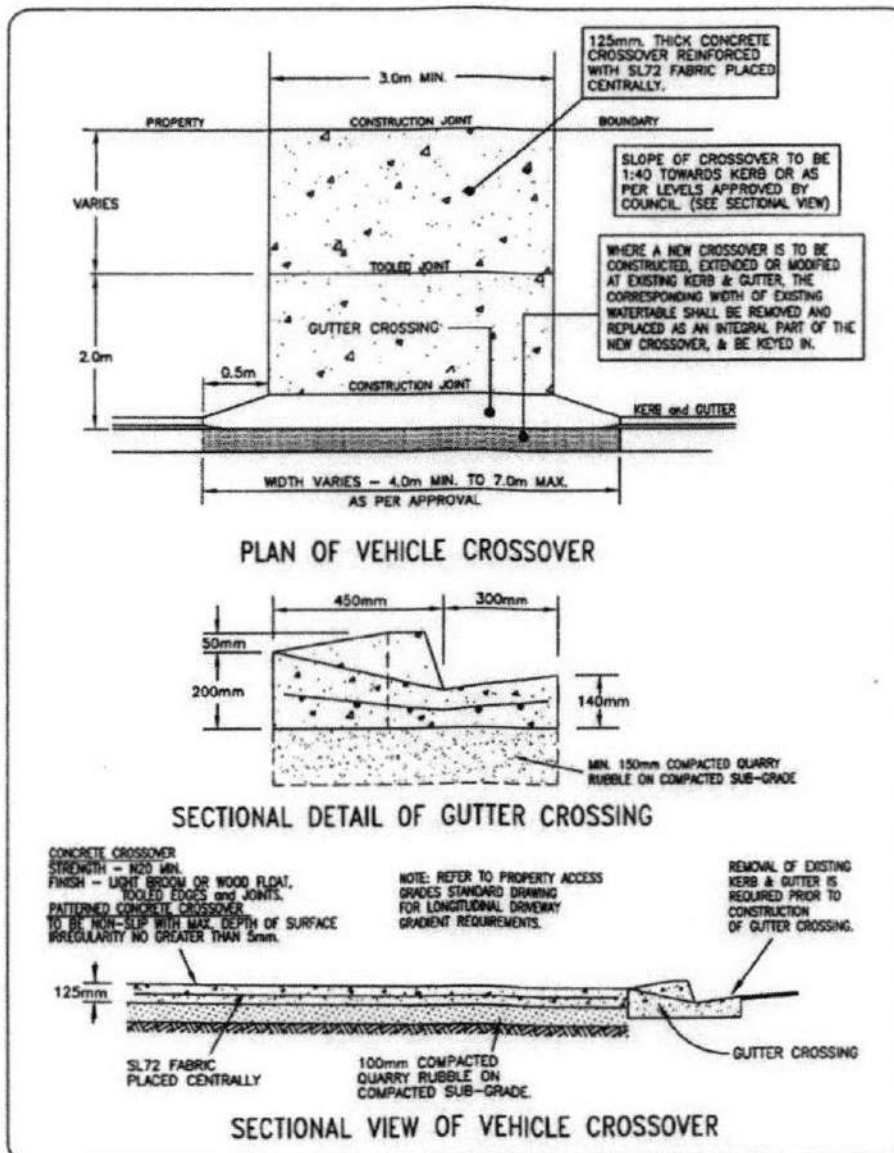


CITY OF TEA TREE GULLY

COMMERCIAL CONCRETE  
VEHICULAR CROSSING PLACE

DRG. No.

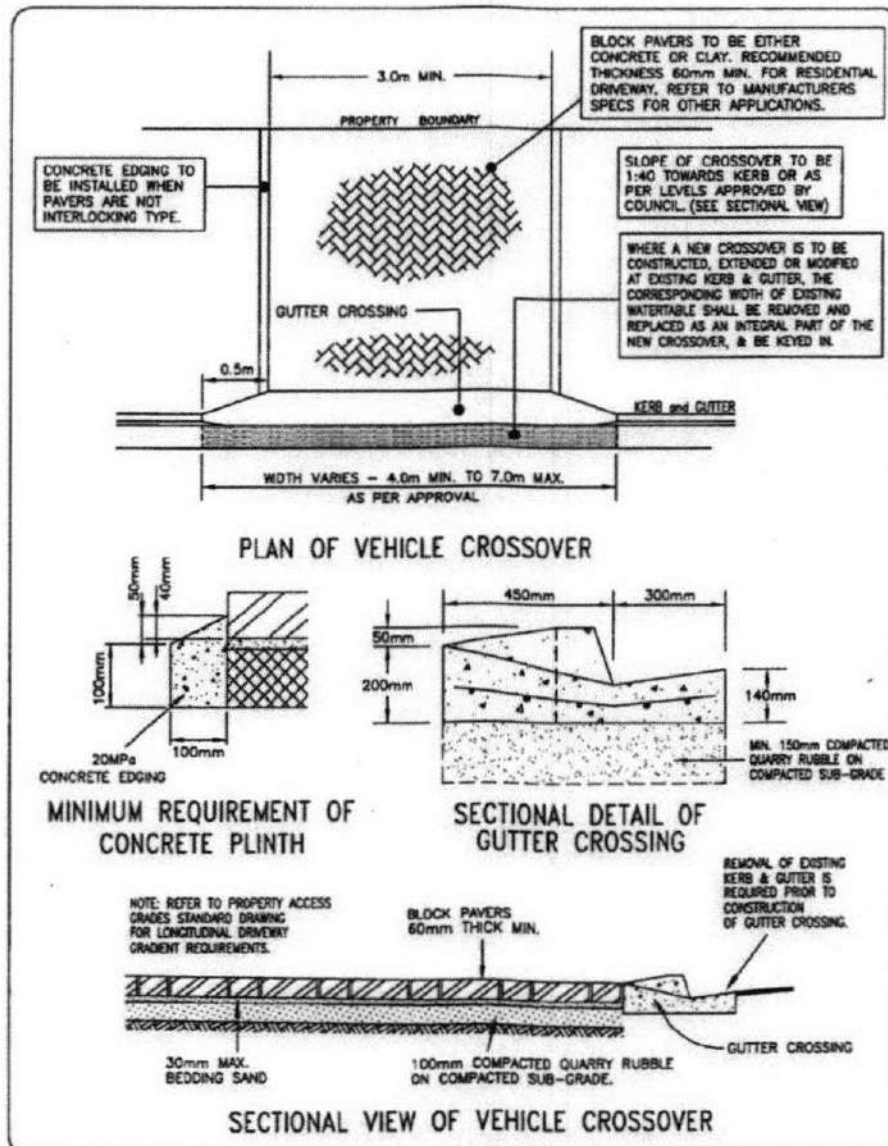
45/15/SD



CITY OF TEA TREE GULLY

CONCRETE  
VEHICULAR CROSSING PLACE

DRG. No.  
1/15/SD

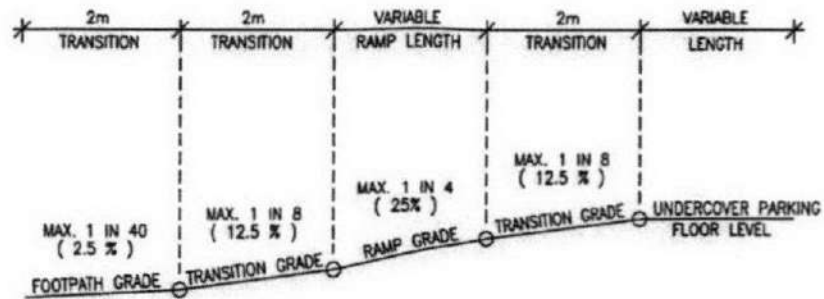


CITY OF TEA TREE GULLY

**BLOCK PAVED  
VEHICULAR CROSSING PLACE**

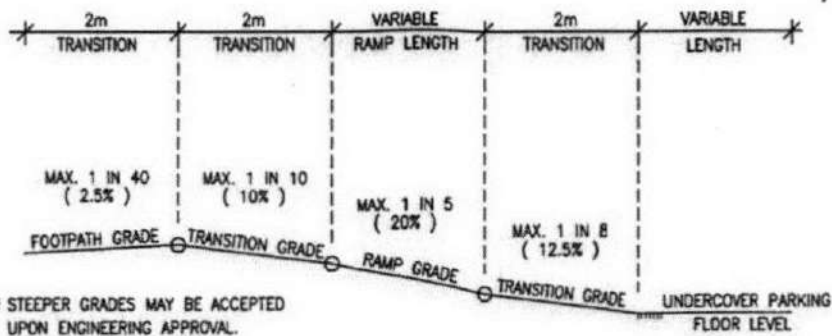
DRG. No.

2/15/SD



\* STEEPER GRADES MAY BE ACCEPTED  
UPON ENGINEERING APPROVAL.

LONGITUDINAL DRIVEWAY SECTION  
HIGH SIDE OF ROAD



\* STEEPER GRADES MAY BE ACCEPTED  
UPON ENGINEERING APPROVAL.

LONGITUDINAL DRIVEWAY SECTION  
LOW SIDE OF ROAD

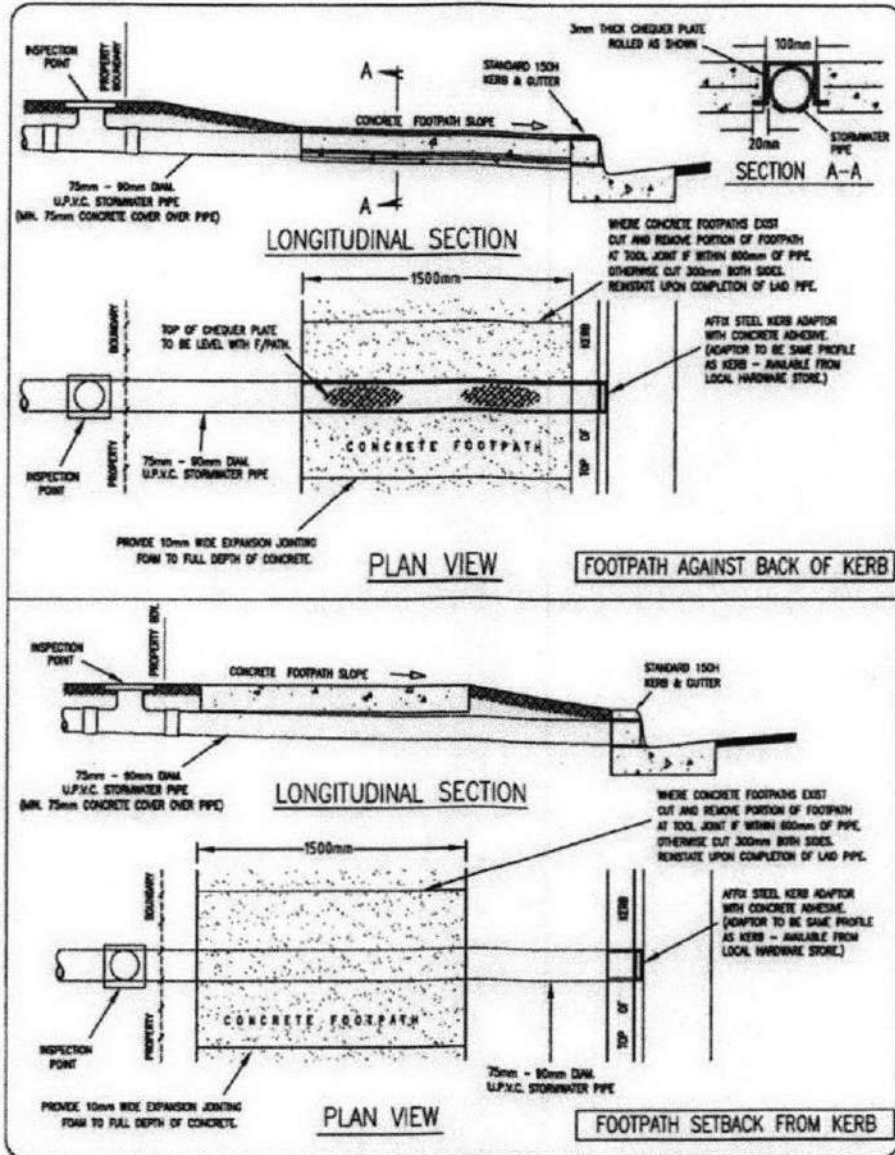


CITY OF TEA TREE GULLY

PROPERTY ACCESS GRADES

DRG. No.

40/15/SD



**CITY OF TEA TREE GULLY**

**STORMWATER PIPE CONNECTION TO COUNCIL KERB & GUTTER**

DRG. No.

62/15/SD

## **CURRENT MANDATORY NOTIFICATIONS**

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

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

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

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

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

Please refer to the Development - Planning, Building and Compliance section of Council's website - [www.cttg.sa.gov.au](http://www.cttg.sa.gov.au) for a copy of both checklists.

### **How to Notify Council**

Notifications **must be** provided in writing, in one of the following ways:

- Electronically through by email: [buildinginspections@cttg.sa.gov.au](mailto:buildinginspections@cttg.sa.gov.au), or via Council's website: <http://cttg.sa.gov.au/buildingnotifications>;
- By post – PO Box 571, MODBURY SA 5092;
- By fax – 8397 7400;
- By leaving a notice with a duly authorised officer of the Council.

### **Penalties for Non-Compliance**

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

- Failing to provide swimming pool notifications may attract an expiation fee of \$210.00 per offence committed.
- Failing to provide notification of any other stage of construction for any other building may attract an expiation fee of \$500.00 per offence committed.

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

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



## IMPORTANT INFORMATION

*The following information may be relevant to your authorisation. Please read and consider this carefully.*

### Operative Life of Your Authorisation

This approval will lapse twelve (12) months after the date of the authorisations. In cases where an extension of time has been granted, the date will be the extended date. In cases where there has been a Court appeal, the date will be the finalisation of that appeal.

If the relevant development has been lawfully commenced by substantial works within that twelve (12) months, then the authorisation will remain valid for three (3) years from the relevant date in accordance with regulation 48 of the *Development Regulations 2008* ('the Regulations').

As a guide; for developments involving new residential dwellings, substantial commencement has been generally considered by the Court to consist of the pouring of the footings and slab.

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

### Extension of Time

An application may be made to Council to extend the time for commencement and/or completion of the Development. A request must be made in writing to Council and accompanied by the prescribed fee in accordance with section 40(3) of the Act and regulation 48(2) of the Regulations.

### Building Near Power-lines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity services and street mains. Failure to observe safe clearances to existing services while undertaking building work may render you liable for damages in accordance with Part 6 of the *Electricity Act 1996*.

### Infrastructure Installation

You are advised to contact appropriate utility authorities (e.g. electricity, water, gas and telecommunication providers) regarding their requirements before construction commences.

### Variations

If you wish to modify your development, or modify or remove any condition of approval, an application to vary your authorisation must be submitted to Council for assessment. For further information, contact the City Development department on 08 8397 7444.

### Reserved Matters for Assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the Act, authorisation is not formally granted until each reserved matter has been addressed to the satisfaction of Council.

### Your Right(s) of Appeal

You may have a right of appeal to the *Environment, Resources and Development (ERD) Court* ('the Court') against the outcome of a decision or conditions of approval. An appeal must be lodged within two (2) months from the date upon which you receive notice of the decision, or such longer period as the Court may allow in accordance with section 86(4) of the Act. Please contact the Court, *and not the Council*, for further information regarding the appeal process. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide. Telephone 08 8204 0300.

### Category 3 Applications

A third party representor in a Category 3 development has a right to appeal against the outcome of Council's decision within fifteen (15) days of the date of that decision in accordance with section 38(14) of the Act. Accordingly, works should not commence in respect of a Category 3 development for at least fifteen (15) days following the date of decision. It is recommended that the applicant contact the Court fifteen (15) days after the decision to determine whether an appeal has been lodged by a third party. If there is an appeal, the authorisation should not be acted upon until that appeal is either determined or withdrawn.

### Building Work Affecting Neighbouring Land

Where your development includes work that may impact the stability of adjoining land, section 60 of the Act requires that you do the following—

- 28 days prior to the commencement of works, serve upon the owner(s) of any affected land(s) a notice of your intention to perform the building work, and the nature of that work; and
- take precautions as may be prescribed to protect the affected land(s) or premises, carry out such other building work in relation to the affected land(s) or premises as the adjoining owner is authorised by the Regulations to require.

The works for which notification is required are set out in regulation 75 of the Regulations. For further information, contact the City Development department on 08 8397 7444.

ABN 26 421 568 330

**Building Certification Approvals (SA) Pty Ltd**390A Payneham Road  
Payneham SA 5070Tel / Fax  
(08) 8365 6551Mobile  
0416 733 293Email  
ilias@buildcertapprovalssa.com.au**Development Act 1993  
DECISION NOTIFICATION FORM  
SCHEDULE 11**Development Application Number: 070/117756/2019  
Building Rules Consent Lodgement Date: 18/11/2019PC Ref No: PC/995/2019  
Planning Registered on: 11/09/2019**BUILDING RULES CONSENT**

<b>To Applicant:</b>	Dechellis Homes 170 Payneham Road EVANDALE SA 5069 <a href="mailto:maddalena@dechellishomes.com.au">maddalena@dechellishomes.com.au</a>
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<b>Location of Proposed Development:</b>		
<b>Street No:</b> 5	<b>Lot:</b> 285	<b>CT:</b> 5220/283
<b>Street:</b> Tasman Avenue	<b>Suburb:</b> GILLES PLAINS SA 5086	

<b>Nature of Proposed Development:</b>
Two single storey detached dwellings with garages and verandahs under main roof and retaining walls

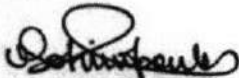
In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent	Granted	7	24/10/2019
Building Rules Consent	Granted	3	19/11/2019
Development Approval	By Council	*NOTE*	Still required

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

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.

**\*Note\*** 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.

Signed:	
 Ilias Sotiropoulos Private Certifier Dated: 19 November 2019	(Y) Private Certifier <input checked="" type="checkbox"/> (X) Sheets Attached



**Development Act 1993  
Section 42 – Conditions  
Regulation 42 – Notification to Applicant  
BUILDING RULES CONSENT NOTIFICATION**

**Building Certification Approvals (SA) Pty Ltd**



390A Payneham Road  
Payneham SA 5070

Tel / Fax  
(08) 8365 6551

Mobile  
0416 733 293

Email  
ilias@buildcertapprovalssa.com.au

ABN 26 421 568 330

<b>To Council:</b>	<b>City of Tea Tree Gully</b>
<b>Development Number:</b>	070/117756/2019
<b>PC Ref:</b>	PC/995/2019
<b>Project Work:</b>	Two single storey detached dwellings with garages and verandahs under main roof and retaining walls
<b>Applicant:</b>	Dechellis Homes, 170 Payneham Road, EVANDALE SA 5069
<b>Owner:</b>	Imran & Hina Soni, 25 Wandana Avenue, GILLES PLAINS SA 5086
<b>Classification:</b>	1a, 10a & 10b (under the Building Code of Australia)
<b>Site Address:</b>	5 Tasman Avenue, GILLES PLAINS SA 5086

**Building Rules Consent is granted under Section 33(1)(b) of the Development Act, 1993 subject to the following conditions and notes:**

**BUILDING RULES CONSENT CONDITIONS:**

1. The location of the articulation joints to the masonry wall shall be located in accordance with the engineers control joint layout plan and recommendations.

*Reason: To provide articulation to masonry walls. 'National Construction Code', BCA – Part P2.1*

2. The footing design engineer shall inspect the footing trenches and certify that the founding of the footings are suitable for the proposed dwelling prior to the pouring of the footings.

*Reason: To ensure structural stability and resistance to actions. 'National Construction Code', BCA – Part P2.1*

3. Smoke alarms wired to mains power complying with AS3786 - 2014 (including a 9 volt battery backup) shall be fixed to the underside of the ceiling and be interconnected where there is more than one alarm, and shall be located:

- (a) between each part of dwelling containing bedrooms and the remainder the of the dwelling; and
- (b) where bedrooms are served by hallway, in that hallway; and
- (c) any other storey not containing bedrooms.

*Reason: To provide occupants detection of smoke complying with 'National Construction Code', BCA Volume 2- Part 3.7.5 "Smoke Alarms and evacuation lighting".*

**BUILDING RULES CONSENT NOTES:**

PC/995/2019

- AS 3660.1 "Termite Management - New Building Work", identifies methods to reduce the risk of attack by subterranean termites to the building's structural elements. The Building Code of Australia - Part 3.1.3 requires Class 1 & 10 buildings are required to have the primary structural building elements susceptible to termite attack protected with a suitable termite barrier management system. Where the primary structural building elements are constructed of one, or a combination of, the following materials are exempted from the requirement to provide a termite risk management system:
  - (a) Steel, aluminium or other metals;
  - (b) Concrete;
  - (c) masonry;
  - (d) Fibre-reinforced cement;
  - (e) Naturally termite resistant timber in accordance with Appendix C of AS3660.1; or
  - (f) Preservative treated timber in accordance with Appendix D of AS3660.1.

- Your attention is drawn to your obligation to notify your adjoining owner as required by the provisions of Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008.

For the purposes of section 60(1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.

- Pursuant to the provisions of Section 59 of the Development Act 1993, a licensed building work contractor who is proposing to undertake the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner must give the Council:
  - (a) one business day's notice of commencement of building work on the site;
  - (b) any other stage of notification required by Council – Please refer to Council Decision Notification Form for further advice; and
  - (c) one business day's notice of completion of the building work.

***The applicant is advised to ensure that those notifications are given.***

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, address and telephone number of the persons who are proposed to sign parts A and B of the "Statement of Compliance" under Regulation 83AB.

For the purposes of Regulation 83AB, a licensed building work contractor (the **contractor**) will be taken to be responsible for carrying out building work if the contractor has responsibility for—

- (a) performing the work; or
- (b) engaging another person to perform the work in a situation where the contractor retains overall responsibility for the work, or if there is none, the owner builder.

In accordance with Regulation 74 of the Development Regulations 2008, the person who gives the notice 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, being a registered building work supervisor who has undertaken the required training recognised under a scheme approved by the Minister.

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

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, address and telephone number of the persons who are proposed to sign parts A and B of the "Statement of Compliance" under Regulation 83AB.

For the purpose of this note the person proposing to undertake the building work is the licensed building work contractor who is carrying out the work or if there is none, the owner builder.

## BUILDING RULES CONSENT NOTES:

PC/995/2019

- In accordance with Development Regulation 83AB a duly completed "Statement of Compliance" under Schedule 19A must be provided to Building Certification Approvals (SA) Pty Ltd within 10 business days after a notice of completion with respect to the building work notice is given (refer statement attached). A Class 1a building (or part of the building) has not been previously occupied and the building is occupied before a notice of completion with respect to the building work has been given, a duly completed Statement of Compliance must be provided to the relevant authority under sub regulation (6) within 10 business days after the building (or part) is occupied.

In accordance with the Development Regulations 2008, 83AB (8) "Part A" of the Statement must be signed by the licensed building work contractor responsible for carrying out the work or if there is no such person, by a registered building work supervisor or a private certifier and "Part B" must be signed by the owner of the relevant land or someone acting on their behalf.

This regulation does not apply to Class 10 buildings or structures.

- Important:** This approval does not imply compliance, or provides consent services regulated by other authorities, including Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, The Work Health and Safety Act & Regulations 2012 including Safe Work Method Statement guidelines relating to working at Heights], Encroachment Act 1944, or with Commonwealth Disability Discrimination Act, 1992, gas supply including location of any appliances, water and sewerage or with any standards or regulations under those Acts not referenced by the National Construction Code, or building work on any other property without the consent of the owner. It is the responsibility of the owner, applicant and the person undertaking the building work to ensure compliance with same.  
Refer <https://www.sa.gov.au/topics/energy-and-environment/electrical-gas-and-plumbing-safety-and-technical-regulation> for further information.

- Important:** The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhang the boundary of the site including the face of any retaining walls which are to be constructed on the boundary and not encroach on to the adjoining property. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary. Boundary distances from buildings are measured from the allotment boundaries and not from fences or existing walls and are to have separation distances to comply with the NCC (National Construction Code).
- The footings have been assessed for compliance with the minimum allowable requirements in accordance with AS 2870.1 & 2. Owners are advised to refer and comply with the Footing Construction Report 'Performance Requirements and Foundation Maintenance' of Appendix B of AS 2870 and is advised to seek advice from the design engineer. The certifier has relied on the soil engineer's assessment of the founding material, site levels and engineer's estimate wind speed.

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and the engineers details.

- Structural steel lintels, angles, wall ties, connectors and accessories used in buildings shall be provided with no less than the minimum corrosion protection in accordance with the requirements of AS 4773 Parts 1 & 2 – Masonry for small buildings.
- Structural steel members used in buildings that are not built into walls shall be protected against corrosion in accordance with the requirements of AS 4773 Parts 1 & 2 – Masonry for small buildings.
- This consent does not include consent for new or alterations to existing brush fences, nor for where proposed building work which may be affected as result of openings of class 1 or 2 buildings within 3 metres to brush fencing. Building rules consent will be required for brush fencing and method of protection to the building where construction is proposed for:
  - a brush fence closer than 3 metres to an existing or proposed dwelling, or
  - a dwelling closer than 3 metres to an existing or proposed brush fence.

**BUILDING RULES CONSENT NOTES:**

PC/995/2019

- Your attention is drawn to your obligation to notify your adjoining owner as required by the provisions of Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008.

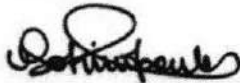
For the purposes of section 60(1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.

- Retaining walls that retain a difference in ground level exceeding 1 metre in height, any masonry fence over one metre in height, any non-masonry fence (e.g. Colourbond or other sheet metal material, timber, fibre cement cladding, etc) over 2.1 metres in height, and any retaining wall with a fence on top with a total height over 2.1 metres in height (measured from lower of the two adjacent ground levels) will require Development Approval from the Council.
- Roof trusses chord shall be adequately restrained at maximum centres as nominated in the roof truss calculation criteria. Where purlins / battens are used to provide chord restraint and the purlin / batten is discontinued and joined at a truss chord, additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.
- Wet areas are to be constructed in accordance with BCA Vol 2- Part 3.8.1, comply with "AS 3740 Waterproofing of domestic wet areas", and have floor wastes provided in accordance with SA 3.2.2.
- This consent has been issued on the understanding that the design of the roof trusses and bracing systems are based on a certified design and prepared by a person who has been trained in the use of the software and are to be constructed by a licensed manufacturer complying with the requirement of AS1720.1 and AS1649.

The erection, bracing, nail plating and the installation and of the trusses, including bearing width shall be in accordance with Australian Standard 4440-2004 "Installation of Nail Plated Timber Trusses" and the manufacturers requirements.

- A door to a fully enclosed sanitary compartment shall:
  - (a) open outwards; or
  - (b) slide; or
  - (c) be readily removable from the outside of the compartment.
    - unless there is a clear space of 1200mm provided between the closet pan within the fully enclosed sanitary compartment and the nearest part of the doorway.
    - 3.8.3.3. of the Building Code of Australia requires the above as a means to facilitate the removal of an unconscious occupant from a fully enclosed sanitary compartment.

Building Certification Approvals (SA) Pty Ltd  
Private Certifier



Ilias Sotiropoulos  
(private certifier registration No.080)



# Building Certification Approvals (SA) Pty Ltd



Page 6 of 6

## Development Act 1993 Statement of Compliance - Schedule 19A Development Regulations 2008 – Regulation 83AB

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.

Owner:	Imran & Hina Soni, 25 Wandana Avenue, GILLES PLAINS SA 5086	
Site Address:	5 Tasman Avenue, GILLES PLAINS SA 5086	
Description of Building Work:	Two single storey detached dwellings with garages and verandahs under main roof and retaining walls	
Development No.:	070/117756/2019	PC Ref: PC/995/2019

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(3) 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.\*

Name: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Company: \_\_\_\_\_ Status: \_\_\_\_\_ Licence: \_\_\_\_\_

Company Address: \_\_\_\_\_ Contact No: \_\_\_\_\_

### 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 work, 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 by Council.
2. Any conditions of approval relating to the building work have been satisfied

Owners Name: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Contact No: \_\_\_\_\_

On completion of building work return Schedule 19A Reg. 83AB  
Statement to:  
Building Certification Approvals (SA) Pty Ltd  
390A Payneham Road, Payneham SA 5070  
Email: [illas@buildcertapprovalssa.com.au](mailto:illas@buildcertapprovalssa.com.au)

**Development Regulations 2008  
SCHEDULE 22A  
CERTIFICATE OF CONSISTENCY**

ABN 26 421 568 330

**Building Certification Approvals (SA) Pty Ltd**

390A Payneham Road  
Payneham SA 5070

Tel / Fax  
(08) 8365 6551

Mobile  
0416 733 293

Email  
Ilias@buildcertapprovalssa.com.au

ABN 26 421 568 330



<b>To Relevant Council:</b>	<b>City of Tea Tree Gully</b>
<b>Development Number:</b>	<b>070/117756/2019</b>
<b>Description of work:</b>	Two single storey detached dwellings with garages and verandahs under main roof and retaining walls
<b>PC Ref:</b>	PC/995/2019
<b>Site Address:</b>	5 Tasman Avenue, GILLES PLAINS SA 5086
<b>Owner:</b>	Imran & Hina Soni, 25 Wandana Avenue, GILLES PLAINS SA 5086

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

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

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent issued on **19/11/2019** for **the Two single storey detached dwellings with garages and verandahs under main roof and retaining walls** is consistent with the following development authorisation (including any conditions and notes where they are required to be addressed prior to issue of Development Approval) giving development plan consent **070/117756/2019** decision issued on **24/10/2019** by The **City of Tea Tree Gully** 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.

Registered private certifier: **Building Certification Approvals (SA) Pty Ltd**

Registration Number No. 080

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

Item	Legislation/Regulation/Code	Reason for Variation
N/A	N/A	N/A

This certificate is issued on the following basis:

- Certificate of consistency does not constitute a certificate of compliance with the development plan consent conditions or notes;
- Certificate is issued on the basis that the applicant has confirmed the plans and documentation submitted for Building Rules Consent are a complete set and are consistent with the Development Plan Consent and any conditions issued by the Council.

**Building Certification Approvals (SA) Pty Ltd  
Private Certifiers**

**Ilias Sotiropoulos**  
Dated: 19 November 2019

**Building Indemnity Insurance  
Certificate of Insurance**
**Policy Number 600072789BWI-138**
**QBE Insurance (Australia) Ltd**  
 628 BOURKE STREET  
 MELBOURNE VIC 3000  
 Phone: (03) 9246 2666  
 Fax: (03) 9246 2611  
 ABN: 78 003 191 035  
 AFS License No: 239545

**IMRAN & HINA SONI**  
 25 WANDANA AVE  
 GILLES PLAINS 5086

**Name of Intermediary**  
**BUSINESS INSURANCE SERVICES**  
 135 FULLARTON ROAD  
 ROSE PARK SA 5067

**Account Number**  
 60BWBUSIN  
**Date Issued**  
 06/11/2019

**Policy Schedule Details**
**Certificate In Respect of Insurance**
**Domestic Building Contract**

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

<b>In Respect of</b>	<b>NEW SINGLE DWELLING CONSTRUCTION CONTRACT</b>
<b>At</b>	1/5 TASMAN AVENUE GILLES PLAINS SA 5086
<b>Carried Out By</b>	<b>BUILDER</b> DE CHELLIS CONSTRUCTIONS PTY L ABN: 38 079 208 227
<b>Declared Contract Price</b>	\$250,000.00
<b>Contract Date</b>	04/11/2019
<b>Builders Registration No.</b>	UBLD151519
<b>Building Owner / Beneficiary</b>	IMRAN & HINA SONI

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

**For and behalf of**
**QBE Insurance (Australia) Limited.**
**IMPORTANT NOTICE:**

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.





CITY OF  
TEA TREE GULLY  
*Naturally Better*

**CITY OF TEA TREE GULLY** 571 Montague Rd, Modbury SA 5092  
T (08) 8397 7444 W [cttg.sa.gov.au](http://cttg.sa.gov.au) S [fb.com/teatreegullycouncil](https://fb.com/teatreegullycouncil) ABN 69 488 562 969

## DECISION NOTIFICATION FORM

**Development Number:** 070/117717/2019

**Date of Lodgement:** 03/09/2019

Mr I B Soni  
25 Wandana Avenue  
GILLES PLAINS SA 5086

**Location of Proposed Development:**

5 Tasman Avenue GILLES PLAINS 5086

**Formal Property Title(s):** LOT: 285 ALP: SEC: SEC: 313 DP: 7660 CT: 5220/283

**Valuer General Number(s):** 2805401003

**Development Cost:** \$7,900.00

**Class(s)** 1-10

**Nature of Proposed Development:** Demolition of all structures (Dwelling, Carports, Sheds and Verandahs)

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	CONDITIONS
Development Plan Consent	Not Required		
Building Rules Consent	Granted	09/09/2019	1
<b>DEVELOPMENT AUTHORISATION</b>	<b>APPROVED</b>	<b>12/09/2019</b>	<b>1</b>

No work can commence on this development unless Development Authorisation has been granted. If one or more consents have been granted on this 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 Authorisation.

Signature of Administration Officer:

**Building Officer:** Mr A Giesecke  
Delegate(s) of the City of Tea Tree Gully

**Date of Document:** 12/09/2019



**Development Number:** 070/117717/2019

**Date of Document:** 12/09/2019

## **BUILDING RULES CONSENT CONDITIONS**

- (1) The proposed demolition work shall be undertaken in accordance with Australian Standard AS 2601—2001 Demolition of Structures.

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

### **Note(s):**

- (1) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (2) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (3) As the building owner proposes to carryout work of a prescribed nature in accordance with the *Development Regulations 2008*—that is work which affects the stability of other land or premises—the building owner must, at least 28 days before the building work has commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by section 60 of the *Development Act 1993*.
- (4) The licensed builder or building owner responsible for the removal of the building shall ensure the removal or disposal of all garbage and waste materials from the site, and leave the site in a clean and tidy condition.
- (5) The demolition is to be executed to ensure the protection of persons and vehicles in the vicinity. All vehicle and machinery movement to and from the site is to be managed to ensure the safety of persons and other vehicles within the vicinity, all demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition. The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements.
- (6) All services shall be disconnected in accordance with the requirements of the relevant authority, and sewer pipes must be capped off at the connection of the septic tank (where present) after the tank has been pumped and suitably decommissioned.
- (7) Removal of asbestos materials must comply with the requirements of Safe Work SA, Level 4, World Park A, 33 Richmond Road, Keswick SA 5035 – Ph. 1300 365 255.
- (8) Ensure that all necessary approval has been obtained from the owner of the property prior to erecting the structure.
- (9) Ensure that all permissions are sought from the relevant authorities before demolition works are undertaken on site where there may be a Community Wastewater Management System (CWMS), easement or encumbrance.

- (10) You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:
- The killing or destruction of a tree; or
  - The removal of a tree; or
  - The severing of branches, limbs, stems or trunk of a tree; or
  - The ringbarking, topping or lopping of a tree; or
  - Any other substantial damage to a tree, (including severing or damaging any roots), and includes any other act or activity that causes any of the foregoing to occur, but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.
- (11) This approval in no way constitutes an approval to undertake a *tree-damaging activity* as defined in section 4 of the *Development Act 1993*.

A separate development approval from Council is required before any tree damaging activity can occur. *Tree damaging activity* means:

- The killing or destruction of a regulated/significant tree; or
- The removal of a regulated/significant tree; or
- The severing of branches, limbs, stems or trunk of a regulated/significant tree; or
- The ringbarking, topping or lopping of a regulated/significant tree; or
- Any other substantial damage to a regulated/significant tree including severing or damaging any roots; and
- Any other act or activity that causes any of the above to occur.

In relation to any street trees adjacent to the proposed development you are advised that no street tree can be pruned or removed without Council approval.

For further information in relation to trees, please contact Council's Customer Service Centre on 8397 7444.

- (12) It is recommended that a licensed land surveyor is engaged to survey the boundary to ensure that no part of the structure including the gutters will encroach onto the neighbouring property.

## ADDITIONAL INFORMATION

Builders are reminded of their obligation to ensure that **construction activity**—as defined in Schedule 1 of the *Local Nuisance and Litter Control Act 2016 (the Act)*—is undertaken between **7:00am and 7:00pm, Monday to Saturday**. No construction activity is permitted to be undertaken on any Sunday or Public Holiday.

The definition of construction activity includes—

- a. demolition work, site preparation work and building maintenance or repair work;
- b. the operation of vehicles within, or entering or leaving, a construction site; and
- c. any activities, at or within the immediate vicinity of a construction site of persons who perform work at the site, or work connected with work at the site.

**Construction noise**—defined in the Act as *noise from any construction activity*—is declared to constitute **Local Nuisance** for the purposes of Section 17(1)(e) of the Act where the construction noise is permitted to travel from the location of the construction activity to neighbouring premises outside of the abovementioned time(s).

## **IMPORTANT INFORMATION**

*The following information may be relevant to your authorisation. Please read and consider this carefully.*

### **Operative Life of Your Authorisation**

This approval will lapse twelve (12) months after the date of the authorisations. In cases where an extension of time has been granted, the date will be the extended date. In cases where there has been a Court appeal, the date will be the finalisation of that appeal.

If the relevant development has been lawfully commenced by substantial works within that twelve (12) months, then the authorisation will remain valid for three (3) years from the relevant date in accordance with regulation 48 of the *Development Regulations 2008* ('the Regulations').

As a guide; for developments involving new residential dwellings, substantial commencement has been generally considered by the Court to consist of the pouring of the footings and slab.

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

### **Extension of Time**

An application may be made to Council to extend the time for commencement and/or completion of the Development. A request must be made in writing to Council and accompanied by the prescribed fee in accordance with section 40(3) of the Act and regulation 48(2) of the Regulations.

### **Building Near Power-lines**

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity services and street mains. Failure to observe safe clearances to existing services while undertaking building work may render you liable for damages in accordance with Part 6 of the *Electricity Act 1996*.

### **Infrastructure Installation**

You are advised to contact appropriate utility authorities (e.g. electricity, water, gas and telecommunication providers) regarding their requirements before construction commences.

### **Variations**

If you wish to modify your development, or modify or remove any condition of approval, an application to vary your authorisation must be submitted to Council for assessment. For further information, contact the City Development department on 08 8397 7444.

### **Your Right(s) of Appeal**

You may have a right of appeal to the *Environment, Resources and Development (ERD) Court* ('the Court') against the outcome of a decision or conditions of approval. An appeal must be lodged within two (2) months from the date upon which you receive notice of the decision, or such longer period as the Court may allow in accordance with section 86(4) of the Act. Please contact the Court, *and not the Council*, for further information regarding the appeal process. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide. Telephone 08 8204 0300.

### **Building Work Affecting Neighbouring Land**

Where your development includes work that may impact the stability of adjoining land, section 60 of the Act requires that you do the following—

- 28 days prior to the commencement of works, serve upon the owner(s) of any affected land(s) a notice of your intention to perform the building work, and the nature of that work; and
- take precautions as may be prescribed to protect the affected land(s) or premises, carry out such other building work in relation to the affected land(s) or premises as the adjoining owner is authorised by the Regulations to require.

The works for which notification is required are set out in regulation 75 of the Regulations. For further information, contact the City Development department on 08 8397 7444.



**CITY OF TEA TREE GULLY** 571 Montague Rd, Modbury SA 5092  
 T (08) 8397 7444 W [cttg.sa.gov.au](http://cttg.sa.gov.au) S [fb.com/teatreegullycouncil](http://fb.com/teatreegullycouncil) ABN 69 488 562 969

## DECISION NOTIFICATION FORM

**Development Number:** 070/D102/19  
 070/117638/2019  
**Date of Lodgement:** 13/08/2019

Mr I B Soni  
 C/- Mattsson & Martyn  
 PO Box 248  
 MARDEN SA 5070

**Location of Proposed Development:**  
 5 Tasman Avenue GILLES PLAINS 5086

**Formal Property Title(s):** LOT: 285 ALP: SEC: SEC: 313 DP: 7660 CT: 5220/283

**Nature of Proposed Development:** Land Division (1 Allotment into 2)

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	CONDITIONS
Development Plan Consent	Granted	26/08/2019	1
Land Division	Granted	26/08/2019	5
Land Division (Community)			
Building Rules Consent	Not Required		
<b>DEVELOPMENT AUTHORISATION</b>	<b>APPROVED</b>	<b>02/09/2019</b>	<b>6</b>

No work can commence on this development unless Development Authorisation has been granted. If one or more consents have been granted on this 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 Authorisation.

**Signature of Administration Officer:** *C. Wrightson*

**Planning Officer:** Ms C A Gill

*Delegate(s) of the City of Tea Tree Gully*

**Date of Document:** 2/09/2019

**Development Number:** 070/D102/19  
**Date of Document:** 070/117638/2019  
2/09/2019

### **DEVELOPMENT PLAN CONSENT CONDITIONS**

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

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/D102/19 (117638) except where varied by any condition(s) listed below.

#### **Note(s):**

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

### **LAND DIVISION CONSENT CONDITIONS**

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

#### Development Assessment Commission Requirements

- (1) The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

- (2) Payment of \$7616 into the Planning and Development Fund (1 allotment(s) @ \$7616/allotment).

Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.



- (3) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

**Council Requirements**

- (1) A final certified survey plan shall be lodged with Council prior to final clearance of the land division.
- (2) All existing structures and deleterious material shall be cleared from both allotments prior to the final clearance of the land division.

**Note:** Development Approval, via a separate application, will be required for demolition work.

**Note(s):**

- (1) With regards to Condition 2 of 'Council's Requirements', you may wish to provide Council with photographic evidence confirming compliance with this condition. This should assist Council with expediting final clearance of the land division. Photos can be uploaded to the 'Land Division Clearance Request' form available on Council's website: <http://cttg.sa.gov.au/development>.

## **IMPORTANT INFORMATION**

*The following information may be relevant to your authorisation. Please read and consider this carefully.*

### **Requirements for Section 51 Clearance**

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

### **Operative Life of Your Consent**

This land division consent will lapse twelve (12) months after the date of the consent. In cases where an extension of time has been granted, the date will be the extended date. In cases where there has been a Court appeal, the date will be the finalisation of that appeal. An application for a certificate under section 51 of the Act must be lodged with the Development Assessment Commission prior to the expiration of this consent in accordance with regulation 48(1)(ii) of the Regulations.

Where the authorisation is for a variation to an earlier authorisation, the lifespan of that authorisation will be calculated from the date of the earlier authorisation, unless otherwise approved by Council in accordance with section 39(7)(d) of the Act.

### **Extension of Time**

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

### **Lapse of Certificate**

A certificate issued under section 51 of the Act will lapse unless it is lodged with the Registrar-General under the *Real Property Act 1886* within twelve (12) months after it is issued. An extension of time may be granted by the Development Assessment Commission pursuant to section 51(6) of the Act and regulation 60(8) of the Regulations.

### **Further Building Work Relating to a Land Division**

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

### **Infrastructure Installation**

You are advised to contact appropriate utility authorities (e.g. electricity, water, gas and telecommunication providers) regarding their requirements before construction commences.

### **Variations**

If you wish to modify your development, or modify or remove any condition of approval, an application to vary your authorisation must be submitted to Council for assessment. For further information, contact the City Development department on 08 8397 7444.

### **Reserved Matters for Assessment**

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the Act, authorisation is not formally granted until each reserved matter has been addressed to the satisfaction of Council.



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: 2500893

SEARCHLIGHT TECHNOLOGY PTY LTD  
POST OFFICE BOX 232  
RUNDLE MALL SA 5000

DATE OF ISSUE

12/09/2023

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
1854038*		D HADIAN & K SABAGHZADEHTOUSI		
PROPERTY DESCRIPTION				
5 TASMAN AV / GILLES PLAINS SA 5086				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
			R4	RE
2805401054	CT 6231/969	\$640,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	259.05
FINANCIAL YEAR		- REMISSION	\$	162.30
2023-2024		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= <u>AMOUNT PAYABLE</u>	\$	146.75

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 11/12/2023



Government of  
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER  
1854038\*

OWNERSHIP NAME  
D HADIAN & K SABAGHZADEHTOUSI

ASSESSMENT NUMBER  
2805401054

AMOUNT PAYABLE  
\$146.75

AGENT NUMBER  
100031295

AGENT NAME  
SEARCHLIGHT TECHNOLOGY PTY LTD

EXPIRY DATE  
11/12/2023



**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](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2500893

## DATE OF ISSUE

12/09/2023

SEARCHLIGHT TECHNOLOGY PTY LTD  
POST OFFICE BOX 232  
RUNDLE MALL SA 5000

## ENQUIRIES:

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

### OWNERSHIP NAME

D HADIAN & K SABAGHZADEHTOUSI

### FINANCIAL YEAR

2023-2024

### PROPERTY DESCRIPTION

5 TASMAN AV / GILLES PLAINS SA 5086

### ASSESSMENT NUMBER

2805401054

### TITLE REF.

(A "+" indicates multiple titles)

CT 6231/969

### TAXABLE SITE VALUE

\$305,000.00

### AREA

0.0321 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

11/12/2023



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](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



Account Number <b>28 05401 05 4</b>	L.T.O Reference CT6231969	Date of issue 12/9/2023	Agent No. 8623	Receipt No. 2500893
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SEARCHLIGHT TECHNOLOGY  
16 BIRDWOOD ST  
NETHERBY SA 5062  
info@searchlighttechnology.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** K SABAGHZADEHTOUSHI & D HADIA  
**Location:** 5 TASMAN AV GILLES PLAINS LT51 D122620  
**Description:** 6HGALF **Capital Value:** \$ 640 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/9/2023

				\$
		Arrears as at: 30/6/2023	:	0.00
Water main available:	1/1/2020	Water rates	:	74.20
Sewer main available:	1/1/2020	Sewer rates	:	98.24
		Water use	:	82.11
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	254.55CR
		<b>Balance outstanding</b>	:	0.00

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

**Next quarterly charges:** Water supply: 74.20 Sewer: 98.24 Bill: 4/10/2023

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

The last Water Use Year ended on 13/06/2023.

MAINS WATER USE CHARGE of \$76.53 should be added to the Balance Outstanding above.

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

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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:**

K SABAGHZADEHTOUSI &amp; D HADIA

**Water & Sewer Account**Acct. No.: **28 05401 05 4****Amount:** \_\_\_\_\_**Address:**5 TASMAN AV GILLES PLAINS LT51  
D122620

### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2805401054

**Biller code: 8888**  
**Ref: 2805401054**


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](http://bpay.com.au)**Paying online**Pay online at [www.sawater.com.au/paynow](http://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: 2805401054

**Government of  
South Australia****South Australian Water Corporation**  
250 Victoria Square/Tarntanyangga  
Adelaide SA 5000  
GPO Box 1751 Adelaide SA 50011300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

PURPOSE:		DIVISION		AREA NAME:		GILLES PLAINS		APPROVED:			
MAP REF:		6628/32/P		COUNCIL:		CITY OF TEA TREE GULLY		STEVE ANDREWS 15/11/2019		D122620	
LAST PLAN:				DEVELOPMENT NO:		070/D102/19/001/57033		DEPOSITED:			
										SHEET 1 OF 2	
										69778_text_01_v04_Version_4	
AGENT DETAILS:		MATTSSON & MARTYN 63 BEULAH ROAD NORWOOD SA 5067 PH: 83369955 FAX: 83369966		SURVEYORS CERTIFICATION:		I JEFFREY IAN MATTSSON , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 4th day of October 2019 14th day of November 2019 Jeffrey Ian Mattsson Licensed Surveyor					
AGENT CODE:		MAT2									
REFERENCE:		P15843/07/19									
SUBJECT TITLE DETAILS:											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	
CT	5220	283		ALLOTMENT(S)	285	D	7660	YATALA			
OTHER TITLES AFFECTED:											
EASEMENT DETAILS:											
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				CREATION	
ANNOTATIONS: NO OCCUPATION ON SUBJECT LAND UNLESS SHOWN OTHERWISE											

D122620

SHEET 2 OF 2

69778\_pland\_1\_V02\_Version\_4

BEARING DATUM: MGA 2020 ZONE 54  
DERIVATION: PSM's 6628/53120-6628/30804

TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO
1	356°36'	PSM FD	12.02	6628/53120
2	35°01'	MN FD	1.05	
3	174°28'	PSM FD	1.81	6628/50946
4	83°27'	PSM FD	2.14	6628/30794
5	83°27'	PSM FD	2.13	6628/30804

MATTSSON & MARTYN

63 BEULAH RD, NORWOOD SA 5067  
PH (08)83369955 FAX (08)83369966  
Email admin@mmsurvey.com.au  
www.mattssonmartyn.com.au  
ABN 79 141 439 663 REF 15843/07/19 CS

