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:

Michael George Worthington and Glenda Lynne Worthington

Address:

5 Wilson Road Mylor SA 5153

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:

1/245 Fullarton Road Eastwood SA 5063

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]*

5 Wilson Road Mylor SA 5153

Allotment 4 Deposited Plan 34519 in the area named Mylor Hundred of Noarlunga being improved land and whole of the land in Certificate of Title Volume 5079 Folio 631

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 Wilson Road Mylor SA 5153

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

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

matt@klemich.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:

1/245 Fullarton Road Eastwood SA 5063

(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, Michael George Worthington and Glenda Lynne Worthington

of 5 Wilson Road Mylor SA 5153

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:		Date:	
Signed		Signed	
Date:		Date:	
Signed		Signed	

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

✓

(section 9)

To the purchaser:

I, Christine Bertram of Bertram Form 1 Shop Pty. Ltd. (A.C.N. 147 186 132)

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

Exceptions:

Date: 25/09/2024

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

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 Development Act 1993 (repealed)" and item 5.1; and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 Repealed Act conditions" and item 6.1; and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

1. General

1.1 Mortgage of land

*[**Note -** Do not omit this item. 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? YES

Are there attachments? NO

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

Number of mortgage (if registered):

11115533

Name of mortgagee:

Commonwealth Bank of Australia

1.2 Easement

(whether over the land or annexed to the land)

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

*[**Note -** Do not omit this item. 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

Are there attachments? YES

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

Property Interest Report - Page 13

Description of land subject to easement:

CT Volume 5079 Folio 631

Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 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?

1.4 Lease, agreement for lease, tenancy agreement or licence

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

*[**Note -** Do not omit this item. 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
Are there attachments?	YES

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

Adelaide Hills Council search - Section 42

Condition(s) of authorisation:

Refer to Decision Notification Form for Development Application Number: 17/159/473 - Deck attached to dwelling (maximum height 450mm) & associated earthworks, 16/243/473 - In-ground swimming pool & swimming pool barriers, 15/1082/473 - Dwelling alterations & additions, retaining walls, shade sail & associated earthworks, 2013/317/473 - Dwelling alterations & additions & farm building (10.6 x 8.6 x 4.8m), 473/972/2012 - Domestic outbuilding (10.5 x 12 x 3.6m wall height) & associated earthworks, 473/172/2010 - Verandah & deck (max height 1.47m), 473/313/01 - Shed, 473/164/98 - Water storage tank & 473:532:97 - Two storey detached dwelling.

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? NO

Are there attachments? YES

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

Adelaide Hills Council search - Repealed Act

Nature of condition(s):

Refer to Decision Notification Form for Development Application Number: 330/D024/91 - Land division in Mount Lofty Ranges prohibited development.

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable? ✓

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

Are there attachments? YES

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

Certificate of Emergency Services Levy

Date of notice:

13/09/2024

Amount of levy payable:

$335.95

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

Adelaide Hills Council search - 94 pages

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Zone: Productive Rural Landscape (PRuL)
Overlays as per Plan SA Data Extract for Section 7 search purposes included in Adelaide Hills Council search

Is there a State heritage place on the land or is the land situated in a State heritage area? NO

Is the land designated as a local heritage place? NO

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

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

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

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:

29.4 section 140 - Notice requesting 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 requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

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):

29.8 section 157 - Fire safety 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 of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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):

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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 or order:

Date of Gazette in which notice published (if applicable):

Nature of requirement, restriction or prohibition:

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

31.1 Part 3 - 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 of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

Adelaide Hills Council search - Public and Environmental Health Act 1987 (repealed)

Date of approval:

06/05/2013

Name of relevant authority that granted the approval:

Adelaide Hills Council

Condition(s) of approval:

Refer to Approval No. 473/W72/2013 - Approval to alter a waste control system

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

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 relevant authority giving order:

Requirement of order:

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

Property Interest Report

Local Government Authority prescribed inquiry

SA Water Certificate

Emergency Services Levy Certificate

Land Tax Certificate

Swimming Pool and Spa Safety Notice

Smoke Alarm Notice

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

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

Dated this _____ Day of _____ 20

Signed: _____

_____

_____

_____

Purchaser(s)

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5079 Folio 631

Parent Title(s) CT 2582/39

Creating Dealing(s) RTD 7300214

Title Issued 17/07/1992 **Edition** 6 **Edition Issued** 20/02/2009

Estate Type

FEE SIMPLE

Registered Proprietor

MICHAEL GEORGE WORTHINGTON
GLENDA LYNNE WORTHINGTON
OF LOT 4 WILSON ROAD MYLOR SA 5153
AS JOINT TENANTS

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 34519
IN THE AREA NAMED MYLOR
HUNDRED OF NOARLUNGA

Easements

NIL

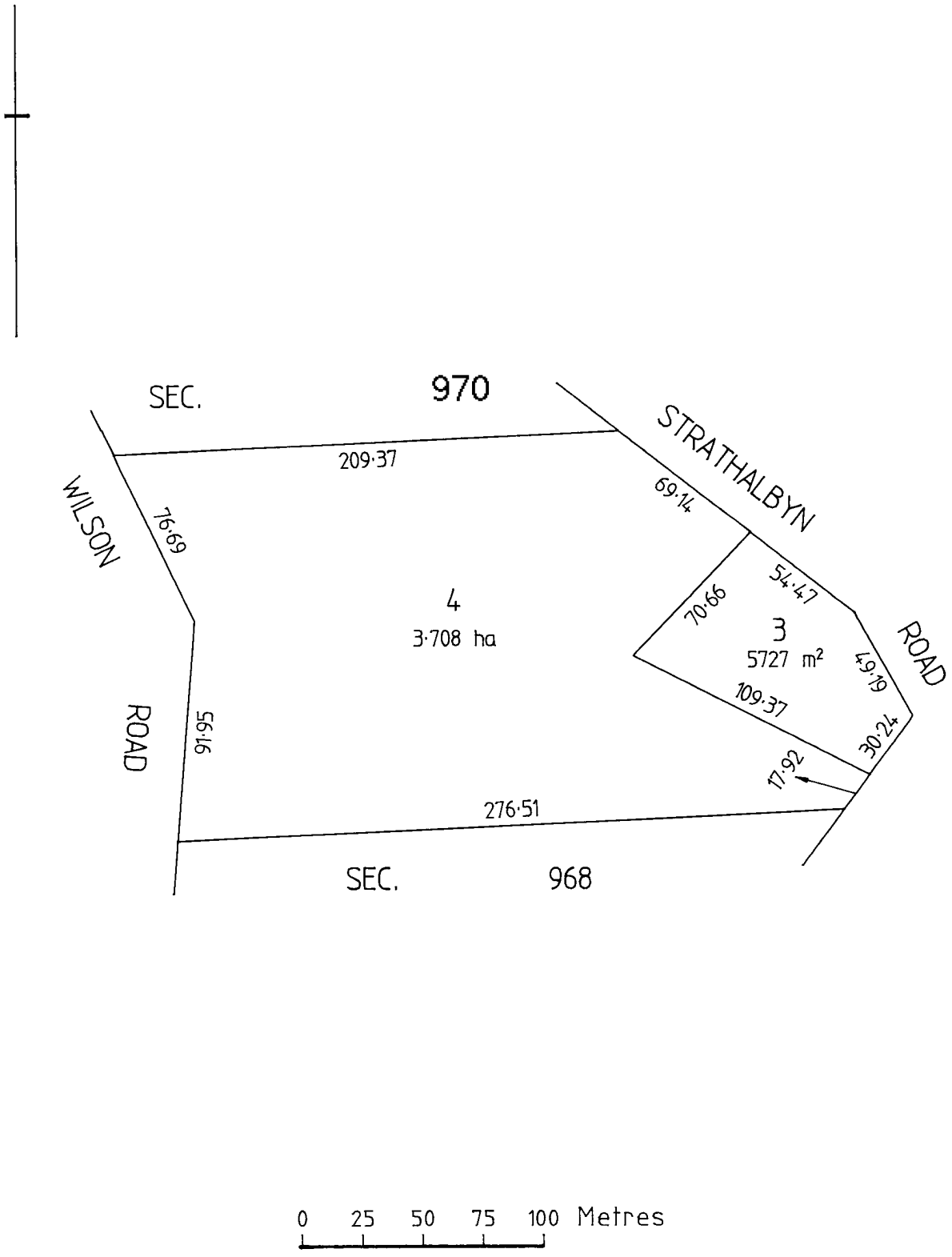
Schedule of Dealings

Dealing Number	Description
11115533	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Notations

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

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Property Interest Report

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

Title Reference	CT 5079/631	**Reference No.**	2605318
Registered Proprietors	G L & M G*WORTHINGTON	**Prepared**	12/09/2024 15:19
Address of Property	5 WILSON ROAD, MYLOR, SA 5153		
Local Govt. Authority	ADELAIDE HILLS COUNCIL		
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244		

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

Table of Particulars

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

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

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT 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 also Contact the Local Government Authority for other details that might apply

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also 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/ or phone PlanSA on 1800752664. Code Amendment Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at https://plus.geodata.sa.gov.au/bushfire/index.html. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664). Code Amendment Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and	Contact the vendor for these details

	notice may require access	
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

1.	Particulars of transactions in last 12 months	Contact the vendor for these details
2.	Particulars relating to community lot (including strata lot) or development lot	Enquire directly to the Secretary or Manager of the Community Corporation
3.	Particulars relating to strata unit	Enquire directly to the Secretary or Manager of the Strata Corporation
4.	Particulars of building indemnity insurance	Contact the vendor for these details also Contact the Local Government Authority
5.	Particulars relating to asbestos at workplaces	Contact the vendor for these details
6.	Particulars relating to aluminium composite panels	Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.
7.	Particulars relating to court or tribunal process	Contact the vendor for these details
8.	Particulars relating to land irrigated or drained under Irrigation Acts	SA Water will arrange for a response to this item where applicable
9.	Particulars relating to environment protection	Contact the vendor for details of item 2 also EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title also Contact the Local Government Authority for information relating to item 6
10.	Particulars relating to *Livestock Act, 1997*	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 *(Dog Fence Act 1946)*	The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

***Land Tax Act 1936* and *Regulations* thereunder**

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Product	Check Search
Date/Time	12/09/2024 03:19PM
Customer Reference	
Order ID	20240912008488

Certificate of Title

Title Reference: CT 5079/631

Status: CURRENT

Edition: 6

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Certificate of Title

Title Reference	CT 5079/631
Status	CURRENT
Easement	NO
Owner Number	14275419
Address for Notices	POST OFFICE BOX 413, STIRLING, SA 5152
Area	3.71ha (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

MICHAEL GEORGE WORTHINGTON
GLENDA LYNNE WORTHINGTON
OF LOT 4 WILSON ROAD MYLOR SA 5153
AS JOINT TENANTS

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 34519
IN THE AREA NAMED MYLOR
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference	TRANSFER (T) 11115532
Dealing Date	05/02/2009
Sale Price	$790,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11115533	COMMONWEALTH BANK OF AUSTRALIA

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
3306620206	CURRENT	5 WILSON ROAD, MYLOR, SA 5153

Notations

Dealings Affecting Title

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NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	3306620206
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1992
Property Location	5 WILSON ROAD, MYLOR, SA 5153
Local Government	ADELAIDE HILLS
Owner Names	GLENDA LYNNE WORTHINGTON MICHAEL GEORGE WORTHINGTON
Owner Number	14275419
Address for Notices	POST OFFICE BOX 413, STIRLING, SA 5152
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1912 - Rural Residential House (House Without Primary Production)
Description	7H SH SP ST TK
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D34519 ALLOTMENT 4	CT 5079/631

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$780,000	$1,975,000			
Previous	$780,000	$1,800,000			

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Building Details

Valuation Number	3306620206
Building Style	High Quality Conventional
Year Built	1998
Building Condition	Excellent
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	335 sqm
Number of Main Rooms	7

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

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63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To **Bertram Form One Shop Pty Ltd**
GPO Box 448
Adelaide SA 5001

Certificate No: 29259
Certificate Date: 13/09/2024

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	10653
Valuer-General's No:	3306620206
Owner/s:	M G Worthington & G L Worthington
Property Details:	5 Wilson Road Mylor 5153
Legal Description:	Lot 4 Sec: P969 DP:34519 CT:5079/631

Rates and other monies due as known by Adelaide Hills Council as at 13/09/2024

Due Dates for Payment: 1st Qtr due 01/09/2024 2nd Qtr due 01/12/2024
3rd Qtr due 01/03/2025 4th Qtr due 01/06/2025

Arrears/Credits as at 01/07/2024		$0.00
Rates for the 2024/2025 rating year (Declared 1/07/2024)		$4,921.61
Rates - Residential	$3,890.75	
Fixed Charge	$830.00	
State Govt. Hills & Fleurieu Landscape Levy	$200.86	
Rates Postponed (arrears and current)		$0.00
Postponed Interest		$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		$0.00
PLUS other adjustments, including Legal Fees		$0.00
LESS Rebate (if applicable)		$0.00
LESS Payments/Rounding		-$1,231.61
TOTAL OWING AS AT 13/09/2024		**$3,690.00**

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/24 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 9.15% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 9.15% p.a. added on the 12th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

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



Biller Code: 45369

BPay Reference Number 106534

Certified - Adelaide Hills Council Date - 13-September-2024

PO Box 44
Woodside SA 5244

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To: **Bertram Form One Shop Pty Ltd**
GPO Box 448
Adelaide SA 5001

Certificate No: 22622
Certificate Date: 13/09/2024

REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

Land:

Assessment No:	10653
Valuer-General's No:	3306620206
Owner/s:	M G Worthington & G L Worthington
Property Details:	5 Wilson Road Mylor 5153
Legal Description:	Lot 4 Sec: P969 DP:34519 CT:5079/631

PRESCRIBED INFORMATION

Important Information to Note

General Advice

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at https://code.plan.sa.gov.au. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing $12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:
https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

Part 1 - Items that must be included in statement

PRESCRIBED INFORMATION

Development Act 1993 (Repealed)

Section 42 - Condition (that continues to apply) of a development authorisation. **Yes**

If yes see attached approvals

Part 2 - Items to be Included if land affected

Development Act 1993 (repealed)

Section 50 (1) - Requirement to vest land in a council or the Crown to be held as open space **N/A**

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

Section 50 (2) - Agreement to vest land in a council or the Crown to be held as open space **N/A**

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work **N/A**

Date of order:

Terms of order:

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

Amount payable (if any):

Section 56 - Notice to complete development **N/A**

Date of notice:

Requirements of notice:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Section 57 - Land management agreement **No**

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached

Section 69 - Emergency order **N/A**

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):

Section 71 - Fire safety notice **N/A**

Date of notice:

Names of authority giving notice

Requirements of notice:

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

Amount payable (if any):

Section 84 - Enforcement notice **N/A**

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order **N/A**

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:

Part 11 Division 2 - Proceedings **N/A**

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Kim Sharp

Housing Improvement Act 1940

Section 23 - Declaration that house is undesirable or unfit for human habitation **N/A**

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Kim Sharp

PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice **N/A**

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order **N/A**

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Heath Act 1987 (repealed)

Part 3 - Notice **N/A**

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

Date of approval: 3/05/2013

Name of relevant authority that granted approval: Adelaide Hills Council

Conditions of approval: See attachment.

Public and Environmental Heath (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with) **N/A**

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section lthielewittig

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice **N/A**

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

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

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

Confirmed-Health Section lthielewittig

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act **N/A**

Date of Notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act **N/A**

Date of Notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

PRESCRIBED INFORMATION

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire **N/A**

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by Councils

Does the Council hold details of any development 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)

No

Development Consents Attached **No**

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

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

It should be noted that-

(a) The approval of development by Council does not necessarily mean that the development has taken place;

(b) The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

PRESCRIBED INFORMATION

APPENDIX 1

Planning, Development and Infrastructure Act 2016		
Repealed Act Conditions Conditions (that continue 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)	Nature of conditions:	Yes, see attached
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	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	Unknown
Part 5 – Planning and Design Code	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.	Link to Planning and Design Code: Code Amendments | PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	None

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	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):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	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):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
Development Act 1993 (repealed)		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Housing Improvement Act 1940		
Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

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 insurance still in existence for building work on the land:

Building Indemnity Insurance is required…. (refer above note): **Yes, see attached**

1. Name(s) of person(s) insured:
2. Name of insurer:
3. Limitations on the liability of the insurer:
4. Name of builder:
5. Builder's licence number:
6. Date of issue of insurance:
7. Description of insured building work:

PRESCRIBED INFORMATION

APPENDIX 1

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:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section…… Date:…….. 23 September 2024……..

Confirmed Accurate:……Kim Sharp……

Data Extract for Section 7 search purposes

Valuation ID 3306620206

Data Extract Date: 23/09/2024

Parcel ID: D34519 A4

Certificate Title: CT5079/631

Property Address: 5 WILSON RD MYLOR SA 5153

Zones
Productive Rural Landscape (PRuL)

Subzones
No

Zoning overlays

Overlays
Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

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.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Mount Lofty Ranges Water Supply Catchment (Area 2)

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

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

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Scenic Quality

The Scenic Quality Overlay seeks to identify areas of rural scenic quality in which urban and intense scale development is discouraged to maintain and enhance scenic value and vistas.

Traffic Generating Development

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

Urban Transport Routes

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

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No, refer note below:

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

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section: Alexis Black Date: 16/09/24

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section: Mignon DuRieu Date: 16/09/24

PRESCRIBED INFORMATION

Land Acquisition Act 1969		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section……Jo Driscoll ……Date….13/9/2024

PRESCRIBED INFORMATION

Land Acquisition Act 1969		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section……Jo Driscoll ……Date…13/9/2024

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 10 March 2017 **17/159/473**

To:-	Hank Kaas PO BOX 642 MCLAREN VALE SA 5171	ASSESSMENT NO 10653 VALUER GENERAL NUMBER 3306620206

LOCATION OF PROPOSED DEVELOPMENT

Address: **5 Wilson Road, Mylor SA 5153**
Lot:4 Sec: P969 DP:34519 CT:5079/631

Nature of Proposed Development: **Deck attached to dwelling (maximum height 450mm) & associated earthworks**

Building Classification: **10b**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	**22 March 2017**	1	
Building Rules Consent	**15 June 2017**	2	
DEVELOPMENT APPROVAL	**15 June 2017**	3	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 15 June 2017

Cameron Clark
Building Compliance Officer

Date:- 15 June 2017

Expiry date:- 15 June 2018

Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Approval
This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 17/159/473

1. **Development In Accordance With The Plans**
The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:
- Site plan prepared by Looka Design, drawing number A03 dated 24/02/2017 and date stamped as received by Council 1 March 2017
- Part site plan prepared by Looka Design, drawing number A04 dated 24/02/2017 and date stamped as received by Council 1 March 2017
- Floor plan prepared by Looka Design, drawing number A05 dated 24/02/2017 and date stamped as received by Council 1 March 2017
- Deck layout plan prepared by Looka Design, drawing number A06 dated 24/02/2017 and date stamped as received by Council 1 March 2017
- Deck stormwater plan prepared by Looka Design, drawing number A07 dated 24/02/2017 and date stamped as received by Council 1 March 2017
- North and east elevation drawings prepared by Looka Design, drawing number A08 dated 24/02/2017 and date stamped as received by Council 1 March 2017
- South and west elevation drawings prepared by Looka Design, drawing number A09 dated 24/02/2017 and date stamped as received by Council 1 March 2017

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 17/159/473

1. **Development Approval Expiry**
This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

2. **EPA Environmental Duty**
The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

3. **Erosion Control During Construction**
Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

3. BUILDING RULES CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 17/159/473

1. **Termite Management**
   It is the owner's responsibility to ensure that the termite management system approved and installed in the structure at 5 Wilson Road, Mylor SA 5153 is maintained in accordance with the recommendations of the manufacturer/installer of the system to minimise the risk of future attack in accordance with AS 3660.1.

2. **Swimming Pool Safety Barriers**
   It is the owner's responsibility to ensure that the proposed development does not diminish the effectiveness or adequacy of the existing swimming pool safety barriers at 5 Wilson Road, Mylor SA 5153. These existing barriers must be made to comply with Australian Standard AS1926 at all times.

4. BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 17/159/473

1. **Bushfire Attack Level 12.5 (BAL-12.5)**
   Be aware that the site at 5 Wilson Road, Mylor SA 5153 has been classified as having a Bushfire Attack Level of 12.5 (BAL-12.5) based on heat flux thresholds. It is the applicant's, builder's and owner's responsibility to ensure the work performed as part of this approval is undertaken in accordance with the requirements of Part 3.7.4 of the National Construction Code & Australian Standard 3959 as applicable. It is the owner's responsibility to maintain bushfire minimisation processes on this site at 5 Wilson Road, Mylor SA 5153 and to ensure that the approved bushfire protection measures contained in this approval are maintained. The bushfire requirements will lessen the risk of a bushfire attack but does not guarantee the survival of your building at 5 Wilson Road, Mylor SA 5153 during a bushfire event.

2. **Manufacturer's Recommendations**
   All construction must be in accordance with the manufacturer's standard approved specifications and all relevant Australia Standards.

3. **Steelwork Corrosion**
   All steelwork shall be appropriately protected against corrosion.

4. **Site Litter**
   It is the applicant's, builder's and owner's responsibility to ensure that building litter and hard waste on the site at 5 Wilson Road, Mylor SA 5153 be prevented from spreading around the site and beyond the site boundary. Sufficient containers must be provided on the building site at 5 Wilson Road, Mylor SA 5153 to store such building waste to avoid it causing a nuisance to adjacent properties. Penalties apply for non-compliance.

5. **Other Acts Compliance**
   This approval does not imply compliance the Electricity Act 1996, as amended (building within prescribed distances of power lines), The Work Health, Safety Act, or with the Commonwealth or State Disability Discrimination Act 1993 as amended. It is the responsibility of the owner and the person erecting the building or structure at 5 Wilson Road, Mylor SA 5153 to ensure compliance with the above mentioned Acts or any Regulations pursuant to those Acts.

Development Act 1993

Development Regulations 2008 – Regulation 83AB

STATEMENT OF COMPLIANCE

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

1. This statement relates to the building located at the following address or location: **5 Wilson Road, Mylor SA 5153**
2. Description of building work to which this statement relates: **Deck attached to dwelling (maximum height 450mm) & associated earthworks**
3. Date of approval of building work to which the statement relates: **15 June 2017**
4. Development Number: **17/159/473**

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 regulations 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.* *

Strike out any item that is not relevant

Signed: ..... Date: ...../...../.....

Name: ..... Licence Number: .....

Status: .....

Address and contact telephone number: .....

Email Address: .....

PART B – OWNER'S STATEMENT

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

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on **15 June 2017**
2. Any conditions of approval relating to the building work have been satisfied.

Signed:.....Date: ...../...../.....

Name:.....

Address and contact telephone number:.....

Email Address:.....

ATTENTION: Cameron Clark
mail@ahc.sa.gov.au

NOTIFICATION TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993
THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF THE NOTIFIED WORK.

Development Approval Number: **17/159/473**

Development Description: **Deck attached to dwelling (maximum height 450mm) & associated earthworks**

Address of building work: **5 Wilson Road, Mylor SA 5153**

Owners Name: **M G Worthington & G L Worthington**

The following notifications are provided for the above detailed Development Approval. The building work has been or will be undertaken to a stage to enable inspections detailed as follows:

MANDATORY NOTIFICATION	Date	Comments i.e. pour date or preferred inspection time
Commencement of building work on the site		
Completion of Building Work		

Particulars of the person giving this Notice:

Company:
Contact Person: Phone:
Address: Signature: .....
Email:

Date Notice Given: ...../...../20 . Time: am/pm

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 05 April 2016 **16/243/473**

To:-	Webb Constructions (SA) Pty Ltd 2/3 Peacock Road PARA HILLS WEST SA 5096	ASSESSMENT NO 10653 VALUER GENERAL NUMBER 3306620206

LOCATION OF PROPOSED DEVELOPMENT

Address: **5 Wilson Road, Mylor SA 5153**
Lot:4 Sec: P969 DP:34519 CT:5079/631

Nature of Proposed Development: **In-ground swimming pool & swimming pool barriers**

Building Classification: **10b**

From: **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	**BRC only**		
Privately Certified Building Rules Consent	**24 March 2016**	4	
DEVELOPMENT APPROVAL	**8 April 2016**	4	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 8 April 2016

Signed: .....

Scott Shaw
Building Compliance Officer

Date:- 8 April 2016

Expiry date:- 8 April 2017

Sheets Attached - 4

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Approval
This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1.BUILDING RULES CONSENT NOTES RELATING TO DEVELOPMENT APPLICATION No. 16/243/473

1. **Mandatory Notifications**
   A person undertaking construction of the swimming pool and/or spa at 5 Wilson Road, Mylor SA 5153 must give the Council one business day notification of the following stages of work.

   i) Commencement of building work on the site
   ii) Completion of steel reinforcement prior to placement of concrete into the swimming pool (if applicable)
   iii) Placement of a fibreglass pool or above ground pool on the site (if applicable).
   iv) Completion of safety fence and gate prior to water filling of the swimming pool

2. **Swimming Pool Safety**
   Where a swimming pool or spa is capable of being filled with water to a depth of more than 300mm barriers or safety fencing to restrict access by young children to the immediate pool surround in accordance with Australian Standard AS 1926 and Building Code of Australia, must provided.

   A swimming pool or spa must not be filled with water unless the safety barrier or safety fencing is completed and compliant.

   It is the owners responsibility to ensure that the swimming pool at 5 Wilson Road, Mylor SA 5153 is not filled with water unless the pool is enclosed by a fence complying with Australian Standard AS1926. (Regulation 83B of the Development Act 1993).

3. **Swimming Pool Drainage**
   It is the owners responsibility to ensure that the swimming pool/spa pool filter and backwash water at 5 Wilson Road, Mylor SA 5153 is drained to the SA Water sewer system via a suitable gully trap on the site, or if no sewer system is available, then in a manner approved by the Council.

ADELAIDE HILLS

4. **Swimming Pool Inspections**
   Prior to the filling of the swimming pool/spa at 5 Wilson Road, Mylor SA 5153 with water it is the owner's responsibility to give notification to Council to allow inspection of the fencing to ensure compliance with Australian Standard AS1926.

5. **Swimming Pool Filtration**
   It is the owners responsibility to ensure that the swimming pool/spa water recirculation and filtering system at 5 Wilson Road, Mylor SA 5153 complies with Australian Standard AS1926.3. A secondary pump suction point is required for all installations; Refer also to Government of South Australia Building Advisory Notice 04/15 dated June 2015;

6. **Private Certification**
   Building Rules Consent has been granted by a Private Certifier for In-ground swimming pool & swimming pool barriers at 5 Wilson Road, Mylor SA 5153 as described under 16/243/473.

   Please refer to the attached Private Certifier's Decision Notification with 4 conditions applied.

7. **Note: A Privately Certified Building Rules Consent is NOT condoned by Council**
Building Rules Consent has been granted by a Private Certifier for In-ground swimming pool & swimming pool barriers at 5 Wilson Road, Mylor SA 5153 as described under 16/243/473.

The issue of Development Approval by council for Privately Certified Building Rules Consent is required by the Development Legislation. Council does not condone in any way the certifier's decision to grant Building Rules Consent. Matters of compliance with minimum standards set by the National Construction Code and fire safety may be required to be pursued by the council as the authority for enforcement where non-compliance with the National Construction Code is noted regardless of omissions or errors in a Building Rules Consent issued by a Private Certifier.

ADELAIDE HILLS COUNCIL

ATTENTION : Scott Shaw
Tel: 8408 0434
Email: sshaw@ahc.sa.gov.au

ADELAIDE HILLS COUNCIL
PO Box 44
WOODSIDE SA 5244
Phone : (08) 8408 0400
Fax : (08) 8389 7440
Email: mail@ahc.sa.gov.au

NOTIFICATION TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993

THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF THE NOTIFIED WORK.

Development Approval Number: **16/243/473**

Development Description: **In-ground swimming pool & swimming pool barriers**

Address of building work: **5 Wilson Road, Mylor SA 5153**

Owners Name: **M G Worthington & G L Worthington**

The following notifications are provided for the above detailed Development Approval. The building work has been or will be undertaken to a stage to enable inspections detailed as follows:

MANDATORY NOTIFICATION	Date works completed	Comments i.e. pour date or preferred inspection time
Commencement of building work on the site		
Reinforcement placed/ready for Inspection		
Excavation where pre-formed pool/spa shell to be placed		
Completion of Pool/Spa Safety Barriers		
Completion of Building Work		

Particulars of the person giving this Notice:

Company:
Contact Person: Phone:
Address: Signature: .....

Date Notice Given: ...../...../20 . Time: am/pm

Professional Building Services Australia Pty Ltd
607 MARION RD, SOUTH PLYMPTON SA 5038
Ph. 8374 2211 Fax. 8374 3322 email – pbs@pbsaust.com.au ACN 063 490 880

APPLICANTS COPY

DECISION NOTIFICATION FORM

DEVELOPMENT NO.: **PBS REFERENCE NO.: 39146**

DEVELOPMENT APPLICATION Received: 23 March 2016

To:
Webb Constructions (SA) Pty Ltd
2/3 Peacock Road
PARA HILLS WEST SA 5096

LOCATION OF PROPOSED DEVELOPMENT

5 Wilson Road MYLOR

NATURE OF PROPOSED DEVELOPMENT

Swimming Pool and Safety Fence

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent				***
Building Rules Consent	24/03/2016	FOUR		
Development Approval	*TO BE ISSUED BY COUNCIL*			

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification **10b** (swimming pool & safety fence) for the purposes of Section 66 of the Development Act.

Dated: 01 April 2016
Signed: Grant Riches

Building Surveyor / Private Certifier

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.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.

2. You may have a right of appeal if this Notification is:
A refusal, OR
A consent or approval with conditions

   Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

   If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.

4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

   AND

   Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

   You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. **Any new building** or part thereof (except Class 1A and outbuildings) the subject of this approval/consent **must not be occupied until a Certificate of Occupancy has been issued** by Council or PBS Australia.

   To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

   In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

   (a) public electricity source;
   (b) public water supply;
   (c) public sewer;
   (d) septic tank effluent drainage system;
   (e) public telecommunications system;
   (f) other service or facility provided by a public authority or utility

   have been made in accordance with the requirements of the relevant authority or utility.

   Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

   The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

BUILDING RULES CONSENT CONDITIONS

1 The pool and gate design, appearance and location details, as approved, may vary slightly however the design, construction & performance of fences (including boundary fences being at least 1.8m high), gates, retaining walls, windows and balconies intend to form part of a barrier that will restrict the access of young children to swimming pools shall comply with the National Construction Code Part 3.9.3 and Australian Standard AS1926.1-2012 (examples of suitable design attached). These barriers are to be erected prior to placing water in the swimming pool.

2 Any filtration system from 5 metres to within 12 metres of a dwelling on an adjoining allotment must be enclosed in a solid structure.

3 Wastewater from the swimming pool is not permitted to discharge into a septic or aerobic waste system. Wastewater shall be discharged on the subject land, either surface or soakage trench/well, not to effect the adjoining land or the stability of existing buildings. (Drainage of pool other than backwash and rinse shall require approval of the Local Authority).

4 Pursuant to Section 71AA and regulation 83B the owner of the swimming pool must not fill the swimming pool with water more than a depth of 300mm unless it has safety barriers installed in accordance with Australian Standards 1926 Parts 1 and 2.

BUILDING RULES CONSENT NOTES

1 Notification by the owner must be given to the Council at the following stages:
- one business day's notice of the intended commencement of building work on the site,
- one business days notice of the completion of the swimming pool (before the pool is filled with water), and
- one business days notice of the completion of the safety fence/barrier and any other safety features.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.

2 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

3 Unless specifically detailed in the Consent the pool is approved on the basis that no buildings or other such structures are to be built within a distance equal to the depth of the pool.

4 Your attention is drawn to the specifications provided by the design engineer for the construction of In-ground Fibreglass Swimming Pools in particular:-

-Notification of variation of soil types, and
-Excavation and site grading

PTO

5 Where a domestic building work contract > $12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.

6 The enclosure of the filtration system, if required by Schedule 1A, Clause 5, shall be a solid structure that will have a material impact on the transmission of noise.

7 Temporary fences shall comply with AS1926.1-2012 and be replaced with a permanent swimming pool barrier within 2 months of filling the pool with water.

8 It is recommended owners have regard to the details for swimming pool safety barriers such as fences, gates, latches which are available on www.sa.gov.au/swimmingpools and at the bottom of that page under the heading "Download" go to: Is your swimming pool kidsafe. For a copy of the brochure call 83030602.

PTO

Residential Builders' Warranty Insurance
Certificate of Insurance

Policy Number 620059066BWI-105

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

MR & MRS WORTHINGTON
5 WILSON ROAD
MYLOR 5153

Name of Intermediary
GUARDIAN INSURANCE BROKERS P/L
P O BOX 640
TORRENSVILLE PLAZA S A 5031

Account Number
620003162
Date Issued
21/03/2016

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of	SWIMMING POOLS
At	5 WILSON ROAD MYLOR SA 5153
Carried Out By	BUILDER WEBB CONSTRUCTION (SA) PTY LTD ABN: 89 145 436 022
Declared Contract Price	$47,250.00
Contract Date	26/02/2016
Builders Registration No.	R BLD232803
Building Owner / Beneficiary	MR & MRS WORTHINGTON

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.

QM1824-1207

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 07 December 2015 **15/1082/473**

To:-	Adrian Matejko PO BOX 1154 STIRLING SA 5152	ASSESSMENT NO 10653 VALUER GENERAL NUMBER 3306620206

LOCATION OF PROPOSED DEVELOPMENT

Address: **5 Wilson Road, Mylor SA 5153**
Lot:4 Sec: P969 DP:34519 CT:5079/631

Nature of Proposed Development: **Dwelling alterations & additions, retaining walls, shade sail & associated earthworks**

Building Classification: **1a, 10a**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	**04 March 2016**	8	
Privately Certified Building Rules Consent	**12 May 2016**	7	
DEVELOPMENT APPROVAL	**06 June 2016**	15	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 06 June 2016

Signed: .....

Anthony Skara
Building Compliance Officer

Date:- 06 June 2016

Expiry date:- 06 June 2017

Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Approval
This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 15/1082/473

1. **Development In Accordance With The Plans**
   The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:
   Amended site plan, (drawing no. DA02) by ODM Building Services, dated 25 January 2016
   Floor plan, (drawing no. DA03) by ODM Building Services, dated 9 November 2015
   North & east elevation plan, (drawing no. DA04) by ODM Building Services, dated 9 November 2015
   South & west elevation plan, (drawing no. DA05) by ODM Building Services, dated 9 November 2015

   REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. **External Finishes To Match Existing Building**
   External finishes shall be of materials and colours to match or complement those of the existing dwelling to the reasonable satisfaction of Council.

   REASON: To maintain and enhance the visual amenity of the locality.

3. **Soil Erosion Control**
   Prior to construction of the approved development hay bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

   REASON: Development should prevent erosion and stormwater pollution before, during and after construction.

4. **CFS Access Requirements**
   The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.
   CFS has no objection to the existing access driveway. Access shall be maintained as detailed on drawing named Site Plan DA02 dated at last revision 25/01/2016, with the following conditions:-
   - Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
   - The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
     o A loop road around the building, OR
     o A turning area with a minimum radius of 12.5 metres, OR
     o A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
   - Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.
Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:
CFS has no objection to the proposed location for the dedicated water supply as detailed on drawing named Site Plan DA02 dated at last revision 25/01/2016, providing the outlet is positioned in accordance with the following. Water supply outlet shall be easily accessible and clearly visible from the access way.

- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND

Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
•CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing.
(NOTE: the water supply outlet may be remotely located from the tank to provide adequate access).

- All non-metal water supply pipes for bushfire fighting purposes shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level and shall be capable of withstanding the required pressure for drafting.

REASON: To provide safe access to properties in the event of a bushfire.

5. **CFS Water Supply**

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.
Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.

NB: CFS notes an existing supply of water storage meets the minimum requirement of 22,000 litres. CFS has no objection to this supply being utilised as the dedicated supply for Bushfire fighting purposes.

- The water storage facility may combine the bushfire fighting water supply with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –

o A minimum inlet diameter of 38mm, AND
o Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR

o A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.

•The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.

- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.

•All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.

- All fire-fighting hoses shall be readily available at all times.

REASON: To minimise the threat and impact of bushfires on life and property.

6. **CFS Vegetation/Landscaping**

The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:

- The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
- Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2003.
- Trees and shrubs shall not be planted closer to the building(s) or overhanging powerlines than the distance equivalent to their mature height.
- Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
- Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
- Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).

- Within 10 metres of a building, flammable objects such as plants, mulches and fences must not be located close to vulnerable parts of the building such as windows, decks and eaves
- The VMZ shall be maintained to be free of accumulated dead vegetation.

REASON: To minimise the threat and impact of bushfires on life and property.

7. **CFS Conditions To Be Completed Prior To Occupation**
The Country Fire Service Bushfire Protection Conditions shall be substantially completed prior to the occupation of the building and thereafter maintained in good condition.

REASON: To minimise the threat and impact of bushfires on life and property.

8. **Stormwater Roof Runoff To Be Dealt With On-Site**
All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:
- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 15/1082/473

1. **Development Plan Consent Expiry**
This Development Plan consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

2. **CFS Bushfire Attack Level**
Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a "measure of protection" from the approach, impact and passing of a bushfire.

The Bushfire hazard for the area has been assessed as BAL 12.5.

The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia Standard AS3959 "Construction of buildings in bushfire prone areas".

3.BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 15/1082/473

1. **Private Certification**
   Building Rules Consent has been granted by a Private Certifier for Dwelling alterations & additions, retaining walls, shade sail & associated earthworks at 5 Wilson Road, Mylor SA 5153 as described under 15/1082/473.

   Please refer to the attached Private Certifier's Decision Notification with 7 conditions applied.

2. **Note: A Privately Certified Building Rules Consent is NOT condoned by Council**
   Building Rules Consent has been granted by a Private Certifier for Dwelling alterations & additions, retaining walls, shade sail & associated earthworks at 5 Wilson Road, Mylor SA 5153 as described under 15/1082/473.

   The issue of Development Approval by council for Privately Certified Building Rules Consent is required by the Development Legislation. Council does not condone in any way the certifier's decision to grant Building Rules Consent. Matters of compliance with minimum standards set by the National Construction Code and fire safety may be required to be pursued by the council as the authority for enforcement where non-compliance with the National Construction Code is noted regardless of omissions or errors in a Building Rules Consent issued by a Private Certifier;

Adelaide Hills COUNCIL

ATTENTION: Anthony Skara
mail@ahc.sa.gov.au

NOTIFICATION TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993
THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF THE NOTIFIED WORK.

Development Approval Number: **15/1082/473**

Development Description: **Dwelling alterations & additions, retaining walls, shade sail & associated earthworks**

Address of building work: **5 Wilson Road, Mylor SA 5153**

Owners Name: **M G Worthington & G L Worthington**

The following notifications are provided for the above detailed Development Approval. The building work has been or will be undertaken to a stage to enable inspections detailed as follows:

MANDATORY NOTIFICATION	Date	Comments i.e. pour date or preferred inspection time
Commencement of building work on the site		
Reinforcement placed/ready for Inspection		
Completion of wall framing (prior to fixing of linings)		
Completion of roof framing (prior to fixing any internal claddings) ****Two Days Notice Required****		
Completion of wet areas waterproofing		
Completion of Bushfire Fighting Facilities (must be operational)		
Completion of Building Work		

Particulars of the person giving this Notice:

Company:
Contact Person: Phone:
Address: Signature: .....
Email:

Date Notice Given: ...../...../20 . Time: am/pm

Rocco Ciancio

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

Ref #: B11036

Building Rules
Decision Notification Form

To:	For:
M & G Worthington Lot 4, No: 5 Wilson Rd MYLOR SA 5153	M & G Worthington Lot 4, No: 5 Wilson Rd MYLOR SA 5153

Development plan consent authority:	Adelaide Hills Council
Development plan application number:	15/1082/473
Development plan consent description:	Dwelling alterations & additions, retaining walls, shade sail & associated earthworks

Location of proposed development:	5 Wilson Rd Mylor SA 5153

Property details:	Lot:4 DP:34519 CT:5079/631

Nature of proposed development:	Dwelling alterations, addition & verandahs

In respect of this proposed development you are informed that:

Nature of consent:	Consent granted	Number of conditions	Consent refused
Building rules consent	12 May 2016	7	-----

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

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

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

The following building rules consent endorsed documents relate to this proposal:

Development Plan Consent:	15/1082/473
Architectural details:	Looka
Engineering details:	Ron Selth & Associates Consulting Engineers
Timber Truss details:	Banner Mitre 10 Trade & Truss, Pryda Australia
Timber frame details:	John Preston
Energy efficiency details:	Greg Donnell, SA Commercial Energy Assessments
Building specification details:	Master Builders Association
Bushfire BAL Assessment:	Country Fire Service; Council

Signed: Rocco

(♦) **Private Certifier**
(2) Sheets Attached

12 May 2016

Nature of proposal:	Dwelling alterations, addition & verandahs
Site address:	5 Wilson Rd Mylor SA 5153
Applicant:	M & G Worthington
Owner:	M & G Worthington
Classification:	1a, 10a
Development number:	15/1082/473
Bushfire risk area:	High.

ADELAIDE HILLS COUNCIL
17 MAY 2016

Conditions of consent:

1. As building work is to be carried out by the owner, another private certifier or a licensed "building supervisor" must be engaged to supervise the work *prior* to work commencing. Details must be submitted to the council on or before the giving of notice of commencing the building work under Regulation 74 of *Development Regulations 2008*. You are reminded that building indemnity insurance is required where individual work contracts exceed $12,000. (Regulation 21(2) & 83AB).

2. Approval of the method of disposal of sewage and sullage from the building shall be obtained from the relevant health authority under the relevant health legislation prior to work being commenced. (Regulation 77).

3. Roof stormwater, including water tank overflow must be discharged well away from the building, any septic systems, site boundaries and structures in accordance with this Part of the BCA or at least equivalent to the Deemed-to-Satisfy provisions including AS/NZS3500 Parts 3 or 5. (BCA P2.2.1).

4. The heater and flue must be constructed and installed to reduce the likelihood of fire spreading beyond the appliance, including that smoke from the appliance does not enter the building. This may include complying with the Deemed-to-Satisfy requirements of AS/NZS2918. (BCA P2.3.3).

5. Council has classified the site as a "High" bushfire risk area. Construction must be in accordance with council requirements, "Bushfire Attack Level" BAL-12.5, Minister's Specification SA78, the Bushfire requirements of AS3959 and this Part of the BCA. (BCA P2.3.4).

6. The building works must conform to development plan consent (DPC) condition # 8 regarding *stormwater management*, all without breaching Building Rules compliance requirements. (Section 93).

7. The development proposal must conform to the development plan consent requirements, including any conditions of that consent subject to any specified Schedule 22A certificate of consistency variations. (Section 93).

Certificates and professional opinions:

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

- Truss design certificate by Banner Mitre 10 Trade & Truss, Pryda Australia, reference 9553 dated 5 April 2016.

Exclusions:

This consent excludes swimming pool; and swimming pool safety barrier fences; and swimming pool safety devices; and swimming pool drainage; and shade sail. Separate Development Consents and Development Approval may be or are required for these works. You are required to discuss these matters with council.

Statement of compliance:

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

Notes:

This consent is for Building Rules assessment purposes only and does not include, infer or suggest compliance with any other legislation or Development Plan Consent ("planning") or Development Approval matters. It is suggested that you discuss any concerns with the relevant legislative authority and/or council.

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space. Approval for any work within the road reserve needs to be obtained from Council, including landscaping, paving, crossovers, the location, design and capacity of the stormwater discharge at the property alignment.

The owner and the occupier of the property need to ensure that any landscaping that is undertaken (including the growth of existing vegetation) on this site does not adversely affect the Bushfire Attack Level as defined in Australian Standard AS3959.

The proposed development is in a High Bushfire Risk area, which may be subject to wild fires (bushfire) that can cause extensive or total loss, including injury or death to persons. The owner and the occupier of the property need to be aware of any consequences resulting from locating the building in this area.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site.

The owner and the person erecting the building are required to ensure that the building complies with the requirements of the Electricity Act, 1996.

The building contains materials that are susceptible to termite attack and physical barriers are to be installed in accordance with AS3660.1 requirements to protect the building. The building owner and the tenant are advised that an important part of this protection involves regular inspections for termite activity and appropriate action as and when required.

Propriety materials and products specified in the approved documents must be selected and installed in accordance with the manufacturers written recommendations, specifications and in accordance with the relevant standards.

The building work proposed has been assessed for compliance with the minimum allowable requirements contained within the legislation and standards framework. The owner, the applicant and the builder are advised to seek advice from the designers involved to determine the implications of the design criteria chosen for this project.

This consent does not include any existing structures. Separate professional advice may be required to ensure that the existing structures are safe and structurally adequate.

The building work proposed includes elements of design and construction that require on-going maintenance and regular inspection regimes. The owner/applicant/builder are advised to seek advice from the designers, suppliers and manufacturers involved to determine the implications of the maintenance/inspection regimes required for this project.

The performance of the designs chosen for the proposed building work have obligations on the owner, the applicant, the builder and the tenant to ensure that the design parameters are not compromised by a lack of attention, maintenance or misuse. The owner, the applicant, the builder and the tenant of the building works are advised to refer to the designers, the manufacturers and the standards associated with this building to ensure that their obligations to ensuring the design parameters are not compromised or exceeded and that the design parameters are met.

The owner, the applicant and the builder are advised to ensure that ancillary works are completed in a timely manner to ensure that the health of persons and damage to structures do not occur. This includes any air conditioning works, paving, plumbing (both sewer/septic and water), landscaping, fences, soil retention or other activity that may damage the structures or affect health.

The legislation provides that certain defined activities are complying. It is the owner, the applicant, the builder and the tenant's responsibilities to ensure that any such activity is carried out in a manner that is not detrimental to persons or structures.

All building work must be performed in accordance with the approved documents. Any variations to building design, materials or systems that affect the structural soundness or the safety of the building must be approved by the *private certifier* prior to such alteration occurring.

R Ciancio
12 May 2016

Residential Builders' Warranty Insurance
Certificate of Insurance

Policy Number 600047293BWI-7

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

M & G WORTHINGTON
5 WINSTON AVENUE
MYLOR 5153

Name of Intermediary
AON / HIA INS. SVCS. P/L SA
PO BOX 550
HINDMARSH SA 5007

Account Number
60BWAON00
Date Issued
23/11/2016

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	5 WINSTON AVENUE MYLOR SA 5153
Carried Out By	BUILDER BONE BUILDING & DEV CO P/L ABN: 91 125 433 070
Declared Contract Price	$120,000.00
Contract Date	01/05/2016
Builders Registration No.	UBLD204406
Building Owner / Beneficiary	M & G WORTHINGTON

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.

QM1824-1207

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 26 April 2013 **2013/317/473**

To:-	G L & M G Worthington PO BOX 413 STIRLING SA 5152	ASSESSMENT NO 10653.0000000 VALUER GENERAL NUMBER 3306620206

LOCATION OF PROPOSED DEVELOPMENT	
Address:	**5 Wilson Road, Mylor SA 5153** **Lot:4 Sec: P969 DP:34519 CT:5079/631**

Nature of Proposed Development	**Dwelling alterations and additions and farm building (10.6m x 8.6m x 4.8m)**

Building Classification	**10a, 1a**

From	**ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	**22 July 2013**	8	
Privately Certified Building Rules Consent	**09 December 2013**	2	
DEVELOPMENT APPROVAL	**08 January 2014**	10	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 8 January 2014

ADELAIDE HILLS COUNCIL

Signed: ..... **Glenn Florence**
Building Compliance Officer

Date:- 8 January 2014

Expiry date:- 08 January 2015

Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Approval
This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

COUNCIL

WARNINGS:

a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 2013/317/473

1. **Development In Accordance With The Plans**
The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:
Drawing numbers 1-6 of 6 by Tuija Schultz, received by Council 26 April 2013

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. **External Materials And Finishes**
All external materials and finishes of the farm building shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature

NOTE: browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

3. **External Finishes To Match Existing Building**
External finishes of the addition shall be of materials and colours to match or complement those of the existing dwelling to the reasonable satisfaction of Council.

REASON: To maintain and enhance the visual amenity of the locality.

4. **CFS Water Supply**
A supply of water independent of reticulated mains supply shall be available at all times for fire fighting purposes:
- A minimum supply of 22,000 (twenty two thousand) litres of water shall be available for bushfire fighting purposes at all times
- This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for bushfire fighting purposes.
- The pump and flexible connections to the water supply shall be protected from the impact of fire by a suitably ventilated, non-flammable cover (metal or masonry material).
- The diameter of all fittings and flexible reinforced suction hose connecting the bushfire water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
- The bushfire fighting pump shall be located:-
- At or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire.

NB: An "Operations Instruction Procedure" shall be located with the pump control panel

- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter

ADELAIDE HILLS COUNCIL

terminating with a fire service 64mm male London round thread adapter which shall be accessible to bushfire fighting vehicles at all times.

- All non-metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300mm below finished ground level.
- Two hoses (minimum 19mm ¾ inch internal diameter) and metal, spray jet nozzles capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building shall be readily accessible of all times.
- The hoses and water connection points (taps) shall be located at or adjacent to the dwelling to ensure occupants safety when using the hoses during a bushfire.
- If desired, one of the existing water tanks could be converted to fire service ues, by the fitment of appropriate couplings for CFS use.

REASON: To minimise the threat and impact of bushfires on life and property.

5. CFS Vegetation/Landscaping

Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimise the risk of life and/or damage to buildings and property, as follows:

- Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
- The number of existing native shrubs/understorey plants within 15 metres of the building(s) shall be reduced by 50% so that the leaf area of shrubs within this area are not continuous. (Understorey is defined as plants and bushes up to 2m in height).
- Grasses within 20 metres of the building or to the property boundaries, whichever comes first, shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- The existing garden shall be maintained to be free of accumulated dead vegetation.

REASON: To minimise the threat and impact of bushfires on life and property.

ADELAIDE HILLS COUNCIL

6. CFS Access Requirements - New Roads

Private roads and access tracks shall provide safe and convenient access and egress for bushfire fighting vehicles as follows:

- The existing access is satisfactory, and shall be maintained to this standard at all times.
- All dead-end roads shall be constructed to allow large bushfire fighting vehicles to turn around with safety by use of either:

- a turnaround area with a minimum formed road surface diameter of 25 metres, or
- a "T" or "Y" shaped turn around area with minimum formed road surface leg lengths of 11 metres and minimum inside road radii of 8.5 metres.

- All road curves shall have minimum inside road radii of 8.5 metres.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVW 21 tonnes)
- Vegetation overhanging the access road shall be pruned to achieve a minimum vertical height clearance of 4 metres.

REASON: To provide safe access to properties in the event of a bushfire.

7. **CFS Conditions To Be Completed Prior To Occupation**
The Country Fire Service Bushfire Protection Conditions shall be substantially completed prior to the occupation of the building and thereafter maintained in good condition.

REASON: To minimise the threat and impact of bushfires on life and property.

8. **Stormwater Roof Runoff To Be Dealt With On-Site**
All roof runoff generated by the development hereby approved shall be treated on-site to the satisfaction of Council using design techniques such as:
- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to no permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 2013/317/473

1. **Development Plan Consent Expiry**
This Development Plan consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

2. **Approval Required For Water Storage Tanks**
A water storage tank (and any supporting structure) which:
a) is not part of a roof drainage system; or
b) has a total floor area exceeding ten (10) square metres; or
c) is not wholly above ground; or
d) has a part higher than four (4) metres above the natural surface of the ground;

will require separate Development Approval if not part of this approval.
Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'measure of protection' from the approach, impact and passing of a bushfire.

The Bushfire hazard for the area has been assessed as BAL 19.

The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia Standard AS3959 "Construction of buildings in bushfire prone areas".

3. **Requirement For Bushfire Equipment In Accordance With The Ministers Specification SA 78.**
The Bushfire Fighting Equipment including the fire pump hoses for fire fighting and pipework shall be in accordance with the Ministers Specification SA 78.

ADELAIDE HILLS COUNCIL

3.BUILDING RULES CONSENT NOTES RELATING TO DEVELOPMENT APPLICATION No. 2013/317/473

1. **Private Certification**
   Building Rules Consent has been granted by a Private Certifier for Dwelling alterations and additions and farm building (10.6m x 8.6m x 4.8m) at 5 Wilson Road, Mylor SA 5153 as described under 2013/317/473.

   Please refer to the attached Private Certifier's Decision Notification with 2 conditions applied.

ADELAIDE HILLS COUNCIL

ATTENTION : Glenn Florence on 8408-0525

ADELAIDE HILLS COUNCIL
PO Box 44
WOODSIDE SA 5244
Phone : (08) 8408 0400
Fax : (08) 8389 7440

NOTICE TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993

Development Approval Number: **2013/317/473**

Development Description: **Dwelling alterations and additions and farm building (10.6m x 8.6m x 4.8m)**

Address of building work: **5 Wilson Road, Mylor SA 5153**

Owners Name: **M G Worthington & G L Worthington**

THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF THE NOTIFIED WORK.

TAKE NOTICE that in accordance with the above Development Approval, I propose to undertake the following building work:

MANDATORY NOTIFICATION	Inspection Required	Commence and/or Completion Date
Commencement of building work on the site	No	
Completion of Building Work	No	

Particulars of the person giving this Notice:

Company:
Contact Person: Phone:
Address: Signature:.....

Date Notice Given: ...../...../20 . Time: am/pm

Project Building Certifiers Pty Ltd

Private Certifiers & Building Surveying Consultants
ABN: 81 070 843 971

PO Box 48, KENT TOWN SA 5071
29 Rundle St, KENT TOWN SA 5067
PH: (08) 8362 7800 FAX: (08) 8362 7855 Email: docs@pbc.com.au

ADELAIDE HILLS COUNCIL
RECEIVED
20 DEC 2013

South Australian Development Act, 1993 Section 42

Our Ref: P213-153

DECISION NOTIFICATION FORM

For Development Application | Dated: 23/11/2013 | Registered On: 23/11/2013 | **Development No: 2013/317/473**

TO:	**CC:**
Owner / Applicant G & M Worthington 5 Wilson Road MYLOR SA 5153	**Council / Relevant Authority** Adelaide Hills Council PO Box 44 WOODSIDE SA 5244

LOCATION OF PROPOSED DEVELOPMENT:
HOUSE/UNIT NO: **5** STREET: **WILSON ROAD**
TOWN/SUBURB: **MYLOR** STATE: **SA** POST CODE: **5153**
LOT NO: - SEC NO: - HUNDRED: - VOLUME: - FOLIO: -

NATURE OF PROPOSED DEVELOPMENT:	**BUILDING CLASSIFICATION:**
DWELLING ALTERATIONS AND ADDITIONS AND FARM BUILDING (10.6M X 8.6M X 4.8M)	Class 1a Dwelling Class 10a Shed

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
DEVELOPMENT PLAN CONSENT	GRANTED	22/07/2013	8
BUILDING RULES CONSENT (BRC)	**GRANTED**	**09/12/2013**	**2**
LAND DIVISION (TORRENS/STRATA)	--	--	--
PUBLIC SPACE	--	--	--
OTHER	--	--	--
DEVELOPMENT APPROVAL	**STILL REQUIRED**	**STILL REQUIRED**	**STILL REQUIRED**

Conditions imposed on this consent and the reason for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'ADVISORY NOTES' on page 2.

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

Date of Decision: 09 / 12 / 2013

Signed: _____
Duncan Cooke
Private Certifier (SA Reg No. PC032)

( ) Development Assessment Commission or Delegate
( ) Council Chief Executive Officer or Delegate
(*) **Private Certifier**

(1) Sheets Attached

DEVELOPMENT ACT 1993,
SECTION 42
CONDITIONS OF BUILDING RULES CONSENT

Our Ref: P213-153

DEVELOPMENT NO:	**2013/317/473**
LOCATION (ADDRESS):	**5 WILSON ROAD, MYLOR SA 5153**
APPLICANT:	**G & M WORTHINGTON**
OWNER:	**G & M WORTHINGTON**
CLASSIFICATION:	**1A; 10A**

CONDITIONS OF BUILDING RULES CONSENT

With reference to the attached decision notification form, the following conditions of approval apply:

1. **The development shall be in accordance with the approved plans, specification and details and with the conditions of the approval.**
   Reason:
   To ensure that the development is undertaken in accordance with the approved plans, details and conditions of approval.

2. **Construction must not commence until a copy of the Home Owner's Warranty Insurance is lodged with the council.**
   Reason:
   To ensure that the building works have Building Work Indemnity Insurance Cover.

ADVISORY NOTES

1. This application has been assessed for compliance with the Development Act 1993.

2. Pursuant to regulation 74 of the Development Regulations 2008, one business day notice must be given to the council before both commencement and completion of any building work on the site.

3. Pursuant to Section 45 of the Development Act, building work must be performed in accordance with the approved documents. Changes to building materials or systems that may effect the structural soundness or safety of a building, must be approved by Project Building Certifiers Pty Ltd. In considering a proposal to substitute building items, Project Building Certifiers Pty Ltd may require the submission of evidence to show that proposed products or systems meet the Deemed-to-Satisfy provisions, or Performance Requirements, of the Building Code.

4. Other authority approvals, including connections for electricity, gas, water and sewer services are the responsibility of the relevant authority.

5. This consent applies solely to works within the site boundaries and is not intended to indicate acceptance of the works in the public realm, which must be to the approval of the relevant local council.

6. Your attention is drawn to Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations in relation to taking precautions to protect adjoining premises that may be affected by any building work.

7. On completion, the builder must provide to the council and Project Building Certifiers Pty Ltd a statement of compliance of the building work with the approved documents, pursuant to Regulation 83AB of the Development Regulations.

8. The person responsible for undertaking the building work on the subject land (builder, owner-builder,etc) must ensure that the relevant authority (council that has issued the Development Approval) is notified at the prescribed stages and periods as outlined under Regulation 74 of the Development Regulations 2008.

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION DATED 18/12/2012 **473/972/2012**

REGISTERED ON 20/12/2012

To:-	All Shed Solutions 1/34 Simper Crescent MOUNT BARKER SA 5251	ASSESSMENT NO 10653 VALUER GENERAL NUMBER 3306620206

LOCATION OF PROPOSED DEVELOPMENT	
Address:	**5 Wilson Road MYLOR**
	LOT: 4 SEC: P969 DP: 34519 CT: 5079/631

Nature of Proposed Development	**Domestic outbuilding (measuring 10.5m x 12m x 3.6m wall height) & associated earthworks**

Building Classification **10A**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	13/03/2013	6	
Building Rules Consent	03/04/2013	-	
DEVELOPMENT APPROVAL	03/04/2013	6	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

ADELAIDE HILLS COUNCIL

Date of Decision:- 03/04/2013

Signed: ..... ✓ Matt Wilson

Building Officer

Date:-3/04/2013

Expiry date:- 03/04/2014 ✓ Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
   - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
   - a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Plan Consent
This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent **must** be applied for prior to the expiry of the DPC consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council. Application for extension to consent may be considered subject to payment of the relevant fee.

Development Approval
This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 473/972/2012

(1) The development herein approved shall be undertaken in accordance with the following plans details and written submissions accompanying the application, unless varied by a separate condition:

- Email submission from All Shed Solutions dated 6 February 2013
- Shed floor plan date stamped by Council 31 January 2013
- Sheet 6 of 6 job number BARK18129 dated 18 December 2012 from Fair Dinkum Sheds
- Amended site plan date stamped by Council 31 January 2013
- Amended elevation plan including excavation date stamped by Council 8 February 2013
- Part site plans date stamped by Council 31 January 2013

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

(2) The external finishes to the building herein approved shall be as follows.

WALLS: Western elevation Cottage Green or similar, all other walls Classic Cream or similar

ROOF: Cottage Green or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature, blend with the natural rural landscape and minimise visual intrusion.

(3) All exposed excavations and fill as shown on the part site plan shall be:

(a) rounded off and battered to match and blend with the natural contours of the land;
(b) covered with approximately 100mm of topsoil;
(c) seeded to avoid erosion and visual concerns ; and
(d) screened with trees, shrubs and ground covers

prior to occupation of the approved development to the reasonable satisfaction of Council.

REASON: To maintain the visual amenity of the locality in which the subject land is located.

ADELAIDE HILLS COUNCIL

(4) The building shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval. Human habitation includes overnight and week-end accommodation.

REASON: To ensure the proposed development is undertaken in accordance with the approved plans

(5) All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality.

(6) All roof runoff generated by the development hereby approved shall be treated on-site to the satisfaction of Council using design techniques such as:

- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to no permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

NOTES

(1) Development Approval

This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

(2) Department of Environment, Water & Natural Resources (DEWNR) – Native Vegetation Council Note

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. The clearance of native vegetation includes the flooding of land, or any other act or activity that causes the killing or destruction of native vegetation, the severing of branches or any other substantial damage to native vegetation. For further information visit:
www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. **This must be sought prior to Full Development Approval being granted by Council.**

ADELAIDE HILLS COUNCIL

2.BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 473/972/2012

nil

NOTES

(1) It is the owners responsibility to ensure that stormwater from all roof and paving areas of the site is disposed of in such a manner that it does not result in the entry of water into any buildings, affect the stability of any building, or affect adjoining landowners.

(2) It is the owners responsibility to ensure footings are founded on a stable natural foundation layer. Such a layer must be identified by the site classifier and details reported to Council prior to placing concrete in the footings.

(3) It is the builders responsibility to ensure that the design criteria as specified in the Engineers Calculations or report are complied with. Any variations to the above will require the written consent of the design Engineer and Council prior to such variations being implemented.

(4) Please note that this structure has been allocated as a Class 10a structure and the owner must not use this structure for a purpose other than that approved by Council. It is the owners responsibility to seek written approval from Council to use this structure for a use other than that approved.

ADELAIDE HILLS COUNCIL

ATTENTION : Matt Wilson on 8408 0511

ADELAIDE HILLS COUNCIL
PO Box 44
WOODSIDE SA 5244
Phone : (08) 8408 0400
Fax : (08) 8389 7440

NOTICE TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993

Development Approval Number: **473/972/2012**

Development Description: **Domestic outbuilding (measuring 10.5m x 12m x 3.6m wall height) & associated earthworks**

Address of building work: **5 Wilson Road MYLOR**

Owners Name: **M G Worthington & G L Worthington**

THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF THE NOTIFIED WORK.

TAKE NOTICE that in accordance with the above Development Approval, I propose to undertake the following building work:

MANDATORY NOTIFICATION	Inspection Required	Commence and/or Completion Date
Commencement of building work on the site	No	
Completion of Building Work	No	

Particulars of the person giving this Notice:

Company:
Contact Person: Phone:
Address: Signature: .....

Date Notice Given: ...../...../20. Time: am/pm

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION DATED 18/02/2010 **473/172/2010**

REGISTERED ON 18/02/2010

To:-	ASSESSMENT NO
P J Harwood PO Box 83 SUMMERTOWN SA 5141	10653 VALUER GENERAL NUMBER 3306620206

LOCATION OF PROPOSED DEVELOPMENT	
Address:	**188A Strathalbyn Road MYLOR**
	LOT: 4 SEC: 969 DP: 34519 CT: 5079/631

Nature of Proposed Development	**Verandah and deck (max height 1.47m)**

Building Classification **10A & 10B**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	22/04/2010	3	
Privately Certified Building Rules Consent	30/06/2010	1	
DEVELOPMENT APPROVAL	06/07/2010	4	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

ADELAIDE HILLS COUNCIL

Date of Decision:- 06/07/2010

Signed: ..... Kirsty DuMont

Building Compliance Officer

Date:-6/07/2010

Expiry date:- 06/07/2011 ✓ Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
   - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
   - a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Plan Consent
This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent **must** be applied for prior to the expiry of the DPC consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council. Application for extension to consent may be considered subject to payment of the relevant fee.

Development Approval
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You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

ADELAIDE HILLS COUNCIL

SA WATER and ETSA UTILITIES:

SA Water and ETSA Utilities should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages ETSA Utilities. ETSA should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone ETSA Utilities on 131261 or view their website: www.etsautilities.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

a) This consent does not imply compliance with other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 473/172/2010

(1) The development herein approved shall be undertaken in accordance with the following plans and written submissions accompanying the application, unless varied by a separate condition:

- Amended site plan received by Council on the 30th of March 2010
- Sheets 1-5 and 7-10 prepared by Timber Frames of Australia received by Council on the 26th of March 2010

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

(2) External finishes shall be of materials and colours to match or complement those of the existing dwelling (Pale Eucalypt Colorbond roof) to the reasonable satisfaction of Council.

REASON: To maintain and enhance the visual amenity of the locality.

(3) All roof runoff generated by the development hereby approved must be directed to an on-site stormwater detention tank within one month of the roof cladding being installed. The tank(s) shall have a capacity to contain a 1 in 20 year storm event with a release mechanism to ensure discharge of water takes place over a period of not less than 48 hours after a storm event. To prevent erosion, overflow from rainwater tanks is to be treated on site to the satisfaction of Council, using design techniques such as:

- grassed swales
- stone-filled trenches
- small infiltration basins.

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site, no stormwater is to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

ADELAIDE HILLS COUNCIL

NOTES

(1) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

REASON: To maintain and enhance the natural environment.

(2) Development Approval

This development approval is valid for a period of twelve months commencing from the date of the decision. The development hereby approved must be substantially commenced within the twelve (12) months of the approval date, and completed in accordance with the approved plans and conditions within three (3) years of the approval date. If the development is not commenced within the 12 months, the Approval will lapse unless a written request for extension is made prior, and approved by Council. The completion date may also be extended by written request to and Council approval. Please note in circumstances where an extension is not issued or, where a variation to the approved plans and conditions is sought, a fresh development application will be required for assessment.

(3) The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act *1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

2.BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 473/172/2010

nil

NOTES

(1) **Private Certified Building Rules Consent**
Provisional Building Rules Consent has been granted by a Private Certifier. Please refer to the attached Private Certifier's Decision Notification with (1) Conditions of Approval.

Mandatory Notifications for Inspection
A person undertaking the building work must give the Council one business day notification of the following stages of work:

a) Commencement of building work on the site;
b) Completion of steel reinforcement prior to placement of concrete into a footing or other structural member that will transfer load directly to a foundation;
c) Completion of timber roof and wall framing;
d) Completion of masonry walls;
e) Completion of building work.

Statement of Compliance
A Statement of Compliance has been provided by the Relevant Authority. The Statement of Compliance must be completed and returned to the Adelaide Hills Council. Part A of the Statement of Compliance is required to be completed 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 Private Certifier.

The Owner must complete Part B of the Statement of Compliance.

The statement must be provided within 10 days of occupation of the dwelling.

Stability of Adjoining Land
Where a building owner proposes to carry out building work that affects the stability of adjoining land, the owner must advise the adjoining owner of that work at least 28 days before the work is intended to be started. Section 60 Development Act.

ADELAIDE HILLS COUNCIL

ATTENTION : Kirsty DuMont on 8408 0511

ADELAIDE HILLS COUNCIL
PO Box 44
WOODSIDE SA 5244
Phone : (08) 8408 0400
Fax : (08) 8389 7440

NOTICE TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993

Development Approval Number: **473/172/2010**

Development Description: Verandah and deck (max height 1.47m)

Address of building work: 188A Strathalbyn Road MYLOR

Owners Name: M G Worthington & G L Worthington

THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF THE NOTIFIED WORK.

TAKE NOTICE that in accordance with the above Development Approval, I propose to undertake the following building work:

MANDATORY NOTIFICATION	**Intended Commencement / Completion**	
	Date	**Time**
Commencement of building work on the site		
Footings ready for inspection		
Placing of concrete footing, floor or raft slab		
Completion of framing prior to linings		
Completion of wet areas prior to tiling		
Completion of building work		
Swimming pool fencing prior to filing		

ADELAIDE HILLS COUNCIL

Particulars of the person giving this Notice:

Company: ...../.....

Name: ..... Phone: .....

Address: ..... Signature: .....

Date Notice Given: ...../...../..... Time: .....am/pm

NIKIAS CERTIFICATION

Building Surveyors Building Regulation Consultants Private Certifiers (Reg No. 027)

11 Railway Terrace South Goodwood S A 5034 Phone 0418 846 192 / Fax 08 83579216

DECISION NOTIFICATION FORM

For Development Application	Dated: 17. 3. 10 Registered On: 24.3. 10	Development No.: DA/542/2007/A

To: J & D Karytinos
C/- Williams Burton Architects
Level 1 101 Flinders St
Adelaide S A 5000

ADELAIDE HILLS COUNCIL
RECEIVED
02 JUL 2010

LOCATION OF PROPOSED DEVELOPMENT:
House No: 125-129 Lot: Street: STRANGWAYS TERRACE Suburb: NORTH ADELAIDE
Section No: DP: Volume: Folio:

NATURE OF PROPOSED DEVELOPMENT:
Variation To Previous Authorization - Construct New Garage At Rear Of Site For 8 Vehicles - VARIATION - Increase Size Of Approved Garage

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS
Development Plan Consent	Yes - 7.4.10	1
Building Rules Consent	Yes	1
Land Division (Torrens/Strata)		
Public Space		
Other		
DEVELOPMENT APPROVAL	To Be Granted By Local Council	

THIS IS TO CERTIFY THAT THE BUILDING RULES CONSENT ARE CONSISTENT WITH THE DEVELOPMENT PLAN CONSENT AND ANY CONDITIONS THAT APPLY IN RELATION TO THE DEVELOPMENT PLAN CONSENT.

If applicable, the details of the building classification and the approved number of occupants 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 from Council.

*Signed: * PRIVATE CERTIFIER



Date: 30.6. 10 [3] Sheets Attached Ref: 1006:26

NIKIAS CERTIFICATION

Building Surveyors Building Regulation Consultants Private Certifiers (Reg No. 027)

11 Railway Terrace South Goodwood S A 5034 Phone 0418 846 192 / Fax 08 83579216

Conditions of Building Rules Consent 1

BUILDING WORK : Verandah And Deck (Max Height 1.47m)

SITE ADDRESS : 188A Strathalbyn Road Mylor 5153

APPLICANT : P J Harwood P O Box 83 Summertown S A 5141

OWNER : M & G Worthington Lot 4 Wilson Road Mylor 5153

DEVELOPMENT No : 473/172/2010 DPC Dated: 22. 4. 10

CLASSIFICATION : 10a

RELEVANT AUTHORITY: Adelaide Hills

Wind Classification: N3- 41m/s

Conditions:

1. Provision of Building Indemnity Insurance
   Pursuant to Part4 of the Development Regulations 1993 , Reg 21 (2) (b) a Certificate of Building Indemnity Insurance as required under Division 3 of Part 5 of the Building Work Contractors Act 1995 must be taken out by the building work contractor contracted to perform any domestic building work exceeding $12000 and must be lodged by the owner with Council before any work commences on site.
   In accordance with Regulation 21 Part (2) (b), where the owner has not yet entered into a contract with the builder:-
   The owner of the land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the relevant authority (Council) on or before giving notice of commencement of the building work under regulation 74 of the Development Regulations.
   In accordance Regulation 21 Part (3) no work can commence on site until a copy of the certificate has been lodged with the council.

2. BCA Vol 2 Part 3.1.3 Termite Risk Management
   An approved Termite Barrier complying with the requirements of AS3660.1 and BCA Vol 2 Part 3.1.3.1 to 3.1.3.5 inclusive is to be provided to protect any new and associated existing construction and under any new pavements abutting the building. A physical termite barriershall be used where new abutts or joins into existing construction.

3. BCA Vol 2 Part 3.7.4 Table S A 3.7.4.1 Bushfire Areas (High Bushfire Hazard)
   In accordance with Part 3.7.4.3 (a) SA Provision; the adjoining Class 10a deck must meet requirements for Table SA 3.7.4.1
   The Timber Deck/Verandah must be constructed in the following manner:
   a. Any of the deck structure is separated from the construction of the dwelling in a manner that will not spread the fire into the building. A metal flashing or suitable fire resistant barier must be installed between the decking and the interior construction.
   b. The deck flooring shall be of hardwood and where a gap is intended the decking shall be underlined with fire resistant lining to prevent the entrance of embers to the subfloor enclosed space.

NOTES:

1. Pursuant to Part4 of the Development Regulations 1993 , Reg 21 (2) (b) a Certificate of Building Indemnity Insurance as required under Division 3 of Part 5 of the Building Work Contractors Act 1995 must be taken out by the Builder contracted to perform any domestic building work exceeding $12000 and must be lodged by the owner with Council before any work commences on site.

2 I recommend that the person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the 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 addresses and telephone numbers of the persons proposed to sign Part A and Part B of the Statement of Compliance under Schedule 19A and regulation 83 AB (8) of the Development Regulations 1993.

3 For building work prescribed in regulation 75,(excavation or filling affecting other land) the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.

NIKIAS CERTIFICATION

Building Surveyors Building Regulation Consultants Private Certifiers (Reg No. 027)

11 Railway Terrace South Goodwood S A 5034 Phone 0418 846 192 / Fax 08 83579216

Notes Continued :

4. A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been 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 83AB(8). Regulation 83AB(8) requires a written Statement of Compliance(Part A) for Class 1a buildings to be provided by the Builder/Registered Building Work Supervisor/ Private Certifier to the relevant authority together with The Owner's Statement (Part B) in accordance with Schedule 19A of the Building Regulations 1993 to be sent to the Private Certiifier within 10 days of Occupation of the building or part thereof.
The statements certify that the completed building work was carried in accordance with the approved documents (disregarding any approved variations or variations of a minor nature).
(The requirements of this section do not apply to class 10 buildings and structures)

5. The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3, AS 2870 - 96).

The owners attention should be drawn to Appendix A & B of AS 2870 - 1996 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 - 1996 and engineer's details.

7 . The owners attention is drawn to the requirement for strict compliance with S A Water Regulations for the Installation of all fixtures, appliances, pipes and fittings regarding supply,drainage and waste management.

IMPORTANT: This approval does not imply compliance with the Electricity Act, 1996 as amended or the regulations thereunder. It is the responsibility of the owner and the person/ company erecting the building to ensure compliance with the same. It is also the owners responsibility to ensure that all installations and development complies with the requirements of othe utility authorities such as S A Water, Telstra and Origin Energy.
WARNING: AS 3660.1 - 'Protection of new buildings from subterranean termites', sets out methods for implementation during construction, for minimising the risk to new buildings from damage to their structural members by subterranean termites. The protection methods will not provide a total guarantee against attack. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite damage.

Sozo Nikias
Building Surveyor
Private Certifier
30. 6. 10

PBRC Ref No.: 1006:27

P/2389

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 16.3.2001

Development Number **473/313/01**

REGISTERED ON 16.3.2001

To:-	ASSESSMENT NO
BONWICK PO BOX 1084 STIRLING SA 5152	**A10653** VALUER GENERAL NUMBER **3306620206**

LOCATION OF PROPOSED DEVELOPMENT

House No	Lot No	Street	Town/Suburb
188A		STRATHALBYN ROAD	MYLOR
Sect/No **FULL/Part**		**Hundred of** NOARLUNGA	**Certificate of Title** 5079/0631

Nature of Proposed Development: **SHED**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	3.4.2001	4		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	4.4.2001	1		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	4.4.2001	5		

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

Date of Decision:- 4.4.2001

Signed .....

Date:- 04/04/01

☐ Development Assessment Commission or delegate

☐ Council Chief Executive Officer or delegate

☐ Private Certifier

☐ Sheets Attached.

COPY

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
   - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
   - a consent

   Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.
   For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:
   - the development must be substantially commenced or
   - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

   AND

   Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.

b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

Adelaide Hills Council

1.PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/313/01

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application unless altered by the following conditions.
2. All external metal cladding shall be of a pre-coated material using colours which blend with the natural landscape.
3. Management of the property shall be undertaken in such a manner as to prevent denudation erosion or pollution of the environment. REASON: To maintain and enhance the natural environment.
4. Roof drainage water shall be disposed to a water storage tank street water table or storm water sump within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.

2.BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/313/01

1. The building is not to be used for any other purpose than the classification approved by Council (Class 10A). Application may be made to Council for determination of a new classification.

P/2389

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION DATED 2.2.1998

REGISTERED ON 2.2.1998

473/164/98

To:- SOUTHERN TANKS
BOX 299
STRATHALBYN SA 5255

LOCATION OF PROPOSED DEVELOPMENT

House No	Lot No	Street	Town/Sub
188A	4	STRATHALBYN ROAD	MYLOR
Sect/No FULL/Part		Hundred of NOARLUNGA	Volume 5079/0631

Nature of Proposed Development: WATER STORAGE TANK

From ADELAIDE HILLS COUNCIL

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	6.3.1998	5		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	17.3.1998	2		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	GRANTED	7		

Details of the building classification under the Building Code are attached.

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

Date of Decision:- 17.3.1998

Signed: .....

Date:-19/03/98

A10653

☐ Development Assessment Commission or delegate

☑ Council Chief Executive Officer or delegate

☐ Private Certifier

☑ Sheets Attached. (2)

t:\synsoft\forms\develop\decision.doc

Adelaide Hills Council

PLANNING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/164/98

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application unless altered by the following conditions.

APPEARANCE

2. Exposed surfaces shall be painted to blend with the natural landscape.

   REASON: To minimise visual impacts of the structure upon the natural landscape.

EROSION CONTROL - SITEWORKS

3. Vegetation shall not be removed from the site until a start of the building works is imminent and only for the area approved by the Council for the location of the Water Storage Tank.

   REASON: To protect the natural environment and minimise erosion.

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

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

5. Management of the property shall be undertaken in such a manner as to prevent denudation erosion or pollution of the environment.

   REASON: To maintain and enhance the natural environment.

.....

19th March, 1998

BUILDING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/164/98

1. The building is not to be used for any other purpose than the classification approved by Council (Class 10b). Application may be made to Council for determination of a new classification.

2. Council approval is subject to and includes recommended conditions of approval contained in the attached Building Surveyor's report dated 13/3/98

.....

19th March, 1998

7/ 22 Melbourne Street
Postal: PO Box 1171
NORTH ADELAIDE 5006
Tel (08) 8239 1040
Fax (08) 8239 1140
Email : katdodd@
ahc.sa.gov.au

Council Ref No : 473/164/98
Our Ref No : LG1195
13 March, 1998

KATNICH
DODD

DEVELOPMENT ACT, 1993

ADELAIDE HILLS COUNCIL

BUILDING SURVEYOR'S REPORT TO COUNCIL
PURSUANT TO SECTIONS 33 & 101 & REGULATION 87

PROPOSED BUILDING WORK:	WATER STORAGE TANK
SITE ADDRESS:	188A STRATHALBYN ROAD MYLOR
APPLICANT:	SOUTHERN TANKS
OWNER:	Mr & Mrs BONWICK
CLASSIFICATION:	10b

I recommend that, under Sections 33, 39 and 42 and Regulation 15 & Schedule 5, the Council **grant provisional building rules consent** in respect of the proposed development subject to the following condition:

1. A Certificate of Insurance in the form prescribed in Part 5 of the Building Work Contractors Act, 1995 shall be submitted to Council prior to work being commenced.

Reg 21.

Notes

I recommend that the person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

Building fee payable to Council in relation to Provisional Building Rules Consent **$28.80**

Technical details, particulars, plans, drawings and specifications are returned herewith.

Katnich Dodd
Building Surveyors

.....
Peter Harmer
13 March, 1998

DECISION NOTIFICATION FORM

Development/Assessment Number

473:532:97/A10653

FOR DEVELOPMENT APPLICATION DATED: 12/12/97

REGISTERED ON: 18/12/97

To	G.J. BONWICK 9 HILL STREET MOUNT BARKER	APP. MARTENS AND ASSOCIATES PO BOX 78 MOUNT BARKER

LOCATION OF PROPOSED DEVELOPMENT: 188A STRATHALBYN ROAD, MYLOR

House No: 188A Lot No: 4 Street: STRATHALBYN ROAD Town/Suburb: MYLOR
Section No (full): 969 Hundred: NOARLUNGA

Nature of Proposed Development	TWO STOREY DETACHED DWELLING

From: ADELAIDE HILLS COUNCIL

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	YES	22		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent				X
Public Space				X
[illegible]er				X
DEVELOPMENT APPROVAL	GRANTED	22		

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

Date of Decision: 7/1/98

Signed: .....

Date: 7/1/98

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

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:

   - a refusal
   - a consent with conditions

   Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources and Development Court allows. The cost of lodging an appeal is $50.00. For assistance in lodging an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square Adelaide, or phone the court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until after fifteen days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent with conditions shall not operate until determination of the appeal. Fifteen days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:

   - The development must be substantially commenced or
   - for land division, you must apply for Certificates of Approval within 12 months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

   AND

   Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements

ADELAIDE HILLS COUNCIL

Application No. 473:532:97

PROVISIONAL DEVELOPMENT PLAN CONSENT
CONDITIONS OF CONSENT BY THE COUNCIL

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application unless altered by the following conditions.

APPEARANCE

2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.
   Walls - Rammed Earth (Sand)
   Roof - Rivergum Green

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

3. The applicants or other persons for the time being making use of the subject land now approved, shall at all times maintain in good and substantial condition to the reasonable satisfaction of the Council in all respects, all buildings, structures and other improvements erected on the subject land, and all paint work on the external parts of such buildings, structures and other improvements.

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

ACCESS

4. The access be limited to the existing access as shown on the approved plan.

   REASON: For safe and convenient vehicle movement.

DATE OF DECISION 7 JAN 98

.....
DELEGATE FOR CHIEF EXECUTIVE OFFICER
DATED 7 JAN 98

5. The driveway and parking areas shall be maintained in a good and substantial condition at all times to the reasonable satisfaction of the Council.

REASON: For safe and convenient use of the area by motor vehicles.

VEGETATION/LANDSCAPE

6. Vegetation removal shall be in strict accordance with the approved plan.

REASON: To maintain and enhance the visual amenity of the locality in which the subject land is located.

BUSHFIRE PROTECTION

7. Access

Private roads and access tracks shall provide safe and convenient access for firefighting vehicles as follows:

Access to the building site shall be of all weather construction, with a minimum formed road surface width of (3) metres and must allow forward entry and exit for large firefighting vehicles.

All dead-end roads shall be constructed to allow large fire-fighting vehicles to turn around with safety by use of either:

i) a turnaround area with a minimum formed road surface diameter 25 metres
i) a "T" or "Y-shaped" turnaround area with minimum formed road surface leg lengths of 7.5 metres and minimum inside road radii of 8.5 metres.

8. Vegetation

Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimise the risk of damage to buildings and property, as follows:

Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.

DATE OF DECISION 7 JAN 98

.....

DELEGATE FOR CHIEF EXECUTIVE OFFICER
DATED 7 JAN 98

To the west, the number of existing shrubs/understorey plants within 20 metres of the building shall be reduced by 100%. To the north, south and east, the number of existing shrubs/understorey plants within 30 metres of the building shall be reduced by 100%. Grasses within the above distance specification should be reduced to a maximum height of 10cm during the Fire Danger Season.

All trees and shrubs overhanging the roof of the building(s) should be removed.

9. Water Supply

A supply of 22,000 litres of water, independent of reticulated mains supply, shall be available at all times for firefighting purposes.

This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for firefighting purposes.

The pump and flexible connections to the water supply shall be protected from the impact of Bushfire by a non flammable cover (metal or masonry material).

All non-metal firefighting water supply pipes other than flexible connections to firefighting pumps shall be buried at 300 mm below finished ground level.

A hose and nozzle capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building shall be readily available at all times.

A ground based sprinkler system should be installed to provide an unbroken band of wet vegetation surrounding the building and to direct an even curtain of water over walls and windows.

10. That the above C.F.S. Bushfire Protection Conditions (7, 8 and 9) shall be complied with prior to the occupation of the dwelling.

DATE OF DECISION 7 JAN 98

.....

DELEGATE FOR CHIEF EXECUTIVE OFFICER
DATED 7 JAN 98

EROSION CONTROL - SITEWORKS

11. Vegetation shall not be removed from the site until a start of the building works is imminent and only for the area approved by Council for the location of the two storey detached dwelling.

REASON: To protect the natural environment and to minimise erosion.

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

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

13. All exposed faces of cut and/or fill shall be:
    (a) rounded off to match and blend with the natural contours of the land;
    (b) covered with approx. 100mm of topsoil immediately after excavation;
    (c) seeded to avoid erosion and visual concern within 6 months of the site being excavated.

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

14. Management of the property shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

REASON: To maintain and enhance the natural environment.

15. During excavation, vegetation above and below the cut and fill areas is to be retained as far as practicable so as to stop run-off water entering into the site and into the excavation and to prevent soil leaving the site.

REASON: To protect the natural environment and to minimise erosion.

DATE OF DECISION 7 JAN 98

.....

DELEGATE FOR CHIEF EXECUTIVE OFFICER
DATED 7 JAN 98

16. Any additional excavated material not required as fill for the site shall be removed immediately after excavation to prevent bogging and soil washing away.

REASON: To protect the natural environment and to minimise erosion.

17. Drainage channels are to be provided above and below the cut and fill area to minimise water coming into the excavation.

REASON: To protect the natural environment and to minimise erosion.

18. To prevent bogging, the access point to the land is to be constructed of a minimum depth of 100mm thick blue metal dust or other material approved by Council.

REASON: To protect the natural environment and to minimise erosion.

19. During construction of the development, hay bales (or other soil erosion control material approved by Council) shall be placed above and below the excavated site to prevent soil moving off the allotment during periods of rainfall.

REASON: To protect the natural environment and to minimise erosion.

20. The erosion control measures shall be maintained to the satisfaction of Council throughout the progress of the work.

REASON: To protect the natural environment and to minimise erosion.

21. The above erosion control-siteworks conditions shall be complied with prior to commencement of the building work now approved.

REASON: To protect the natural environment and to minimise erosion.

GENERAL

NOTE:

A water tank (and any supporting structure) which:

a). is not part of a roof drainage system: or,
b). has a total floor area exceeding ten square metres; or,
c). has a part higher than four metres above the natural surface of the ground,

will require Council approval.

DATE OF DECISION 7 JAN 98

.....

DELEGATE FOR CHIEF EXECUTIVE OFFICER
DATED 7 JAN 98

22. All external lighting shall be directed away from residential development and if necessary, shielded to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: To maintain residential amenity of the locality.

DATE OF DECISION 7 JAN 98

.....

DELEGATE FOR CHIEF EXECUTIVE OFFICER
DATED 7 JAN 98

PLANNING DECISION NOTIFICATION

COPY ONLY

Development Number
330/D024/91

Original

FOR DEVELOPMENT APPLICATION

DATED 18 / 7 / 91

REGISTERED ON 18/ 7 /91

To	HERRMANN CONSTRUCTIONS PTY LTD C/- OLDEN & VAN SENDEN PTY LTD 53 WEMBLEY AVE BRIDGEWATER S.A. 5155
Location of Proposed Development	SECTION 969 HUNDRED OF NOARLUNGA
Nature of Proposed Development	LAND DIVISION IN MOUNT LOFTY RANGES PROHIBITED DEVELOPMENT
From	SOUTH AUSTRALIAN PLANNING COMMISSION

REGULATION 41
Sixth Schedule

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☒ consent is granted subject to (3) condition(s)

No representation(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

South Australia
Planning Act
Development Control Regulations

PLEASE SEE ATTACHMENT FOR CONDITIONS OF CONSENT AND NOTES

Date of Decision 11.03.92.

Signed: [signature]

Date: 11./03./92.

- ☑ Secretary ~~Delegate~~ S.A. Planning Commission
- ☐ Town Clerk
- ☐ District Clerk
- ☒ 1 Sheets Attached

1—ORIGIN

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

SAPC 330/D024/91

CONDITIONS OF CONSENT AND NOTES :

1. That the on-site effluent disposal system of each dwelling shall be upgraded to current South Australian Health Commission standards, to the satisfaction of the Local Board of Health, prior to the issue of Certificates of Approval under the Real Property Act.

2. That both dwellings shall be upgraded where necessary, to a habitable standard which is acceptable to the District Council of Stirling and the South Australian Planning Commission, prior to the issue of Certificates of Approval under the Real Property Act.

3. That each dwelling shall be provided with a reliable year round water supply, prior to the issue of Certificates of Approval under the Real Property Act.

NOTES :

1. The South Australian Planning Commission will have the following requirement pursuant to the Real Property Act Amendment Act at the time of application for Certificates of Approval.

   * A contribution to the Planning and Development Fund to be paid to the Commission.

2. There is no right of appeal for the applicant against this determination."

Mikelis Dancis
SECRETARY
SOUTH AUSTRALIAN PLANNING COMMISSION
330D24.OJN/SB

SOUTH AUSTRALIAN PLANNING COMMISSION
11 MAR 1992

ADELAIDE HILLS
COUNCIL
PO Box 44, WOODSIDE SA 5244
Telephone: 8408 0400 Facsimile : 8389 7440

APPROVAL TO ALTER A WASTE CONTROL SYSTEM

ASSESS No. 10653	**APPROVAL DATE: 06/05/2013**	**APPROVAL NO. 473/W72/2013**
APPLICANT DETAILS	G L Worthington & M G Worthington PO Box 413 STIRLING SA 5152	
OWNER(S) DETAILS	M G Worthington & G L Worthington PO Box 413 STIRLING SA 5152	
LOCATION	5 Wilson Road MYLOR 5153	

EXISTING SEPTIC TANK

Minimum Effective Capacity **1620L**

EXISTING EFFLUENT DISPOSAL SYSTEM

	Soakage Trench	*Soakage Bed*	*Irrigation Area*
Other soakage trench			

PROPOSED WASTE CONTROL SYSTEM ALTERATIONS: Underfloor plumbing alterations to AS/NZS 3500 to connect new wet areas to existing waste system by licensed plumber.

Under the provisions of the Public and Environmental Health (Waste Control) Regulations 2010 approval is hereby granted for the installation of the above Waste Control System (or part) and associated underfloor plumbing layout subject to strict compliance with all conditions.

Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when calling for an inspection –Requests for an inspection must be made before 3pm on the preceding business day. Penalties apply for non compliance.

MANDATORY INSPECTIONS

1. Underfloor plumbing (under water test) drain, septic tank inspection of completed system, backfilled with all inspection points, plumbing fixtures and soakage area.

Approval of the waste control system does not infer development approval and work should not proceed until all approvals are received

Approval of the ALTERATIONS is subject to the following conditions:

APPROVAL CONDITIONS

1. The installation of the system (or part) is to be carried out by a registered licensed plumber in strict accordance with the technical details and plans as approved.
2. Any variation to the work as approved must not be undertaken until that variation has received Council approval.
3. All plumbing and drainage work associated with the installation shall comply with the SA Health Commission WASTE CONTROL SYSTEM Standards and AS/NZS 3500.2:2003 (including South Australian modifications).
4. The use of the Waste Control System shall not vary from that indicated on the application for approval of the system.
5. The Waste Control system shall be operated and maintained in accordance with the requirements of the Council.
6. Approval to install the Waste Control System shall become void if work is not commenced within twelve (12) months or completed within 3 years after the day on which approval was given.
7. 1620 L septic tanks are considered small by modern minimum 3000L septic tank size standards. More frequent pump out of the septic tank (e.g every 2 or 3 years) is recommended to assist in the protection of the soakage area from becoming blocked by migrating solids in this water protection area.
8. An application to Council to upgrade the existing waste system will be required in the event of future failure of the waste system.
9. Minimum setback distance of 3 metres of all structural footings to septic tank. Relevant minimum setback distance of all buildings to effluent disposal area to be maintained *Waste Control Regulations 2010.*

The Council reserves the right to vary these conditions at any time.

The approval issued by the Adelaide Hills Council does not alleviate persons installing Waste Control System from their responsibilities under other Acts and Regulations.

If you have any queries please do not hesitate to contact the Adelaide Hills Council.

Contact Officer: S A West
Contact Telephone No. 8408 0400 Fax No. 8389 7440

Signed: Date

_____ 06/05/2013
S A West
Authorized Officer
Public and Environmental Health Act, 1987

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
33 06620 20 6	CT5079631	13/9/2024	7836	2605318

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001
form1@bertramform1shop.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: G L & M G WORTHINGTON
Location: 5 WILSON RD MYLOR
Description: 7H SHD TK
Capital Value: $1 975 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

			$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	Water rates	:	0.00
Sewer main available:	Sewer rates	:	0.00
	Water use	:	0.00
	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	:	0.00
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 11/12/2024

This account is not rateable for water or sewer.

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

SA Water

South Australian Water Corporation

Name:
G L & M G WORTHINGTON

Water & Sewer Account
Acct. No.: 33 06620 20 6

Amount: _____

Address:
5 WILSON RD MYLOR

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	3306620206

BPAY

Biller code: 8888
Ref: 3306620206

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 3306620206

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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: 2605318

DATE OF ISSUE
13/09/2024

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NUMBER
14275419

OWNERSHIP NAME
G L & M G WORTHINGTON

PROPERTY DESCRIPTION
5 WILSON RD / MYLOR SA 5153 / LT 4 D34519

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
3306620206	CT 5079/631	$1,975,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	744.15
- REMISSION	$	458.20
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	335.95

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 Certficate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE **12/12/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
14275419

OWNERSHIP NAME
G L & M G WORTHINGTON

ASSESSMENT NUMBER
3306620206

AMOUNT PAYABLE
$335.95

AGENT NUMBER
100019503

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

EXPIRY DATE
12/12/2024

+80013390740022> +001571+ <0550412318> <0000033595> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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: 2605318

DATE OF ISSUE
13/09/2024

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NAME
G L & M G WORTHINGTON

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
5 WILSON RD / MYLOR SA 5153 / LT 4 D34519

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
3306620206	CT 5079/631	$780,000.00	3.7080 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	**$**	0.00			
= AMOUNT PAYABLE	**$**	**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 **12/12/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

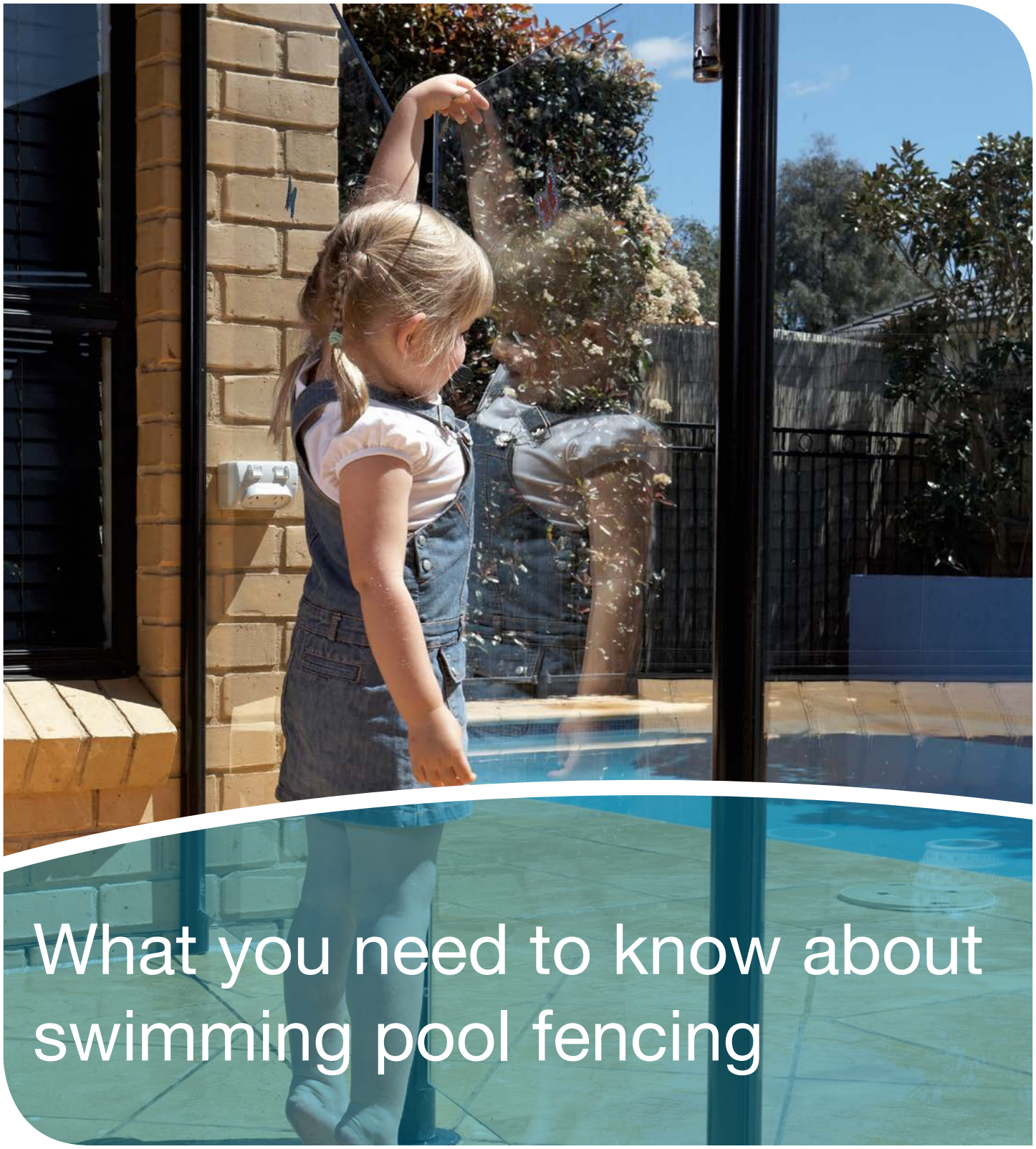
PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

is your **swimming pool** kid safe?



What you need to know about swimming pool fencing

Government of South Australia
Department of Planning, Transport and Infrastructure

As a swimming pool owner, YOU ARE RESPONSIBLE for safety.

Drowning is the biggest cause of accidental death for young children and most occur in private backyard swimming pools. You can reduce the risk of such an accident occurring in your swimming pool by making sure that your pool is adequately fenced and young children are supervised at all times.

Fencing

> All swimming pools must have a continuous safety barrier that is maintained by the pool owner and which restricts access by young children to the pool.

Filtration

> In-ground or above-ground swimming pools and spas must have a water recirculation and filtration system that complies with AS 1926.3 to reduce the risk of injury to a young child due to entrapment by suction.

Maintenance

> Swimming pool owners must ensure that all required swimming pool safety features are maintained in working order at all times.

Supervision

> Children can move quickly and do not recognise the dangers of a pool - close child supervision will help to reduce the number of drownings in private swimming pools.

Resuscitation

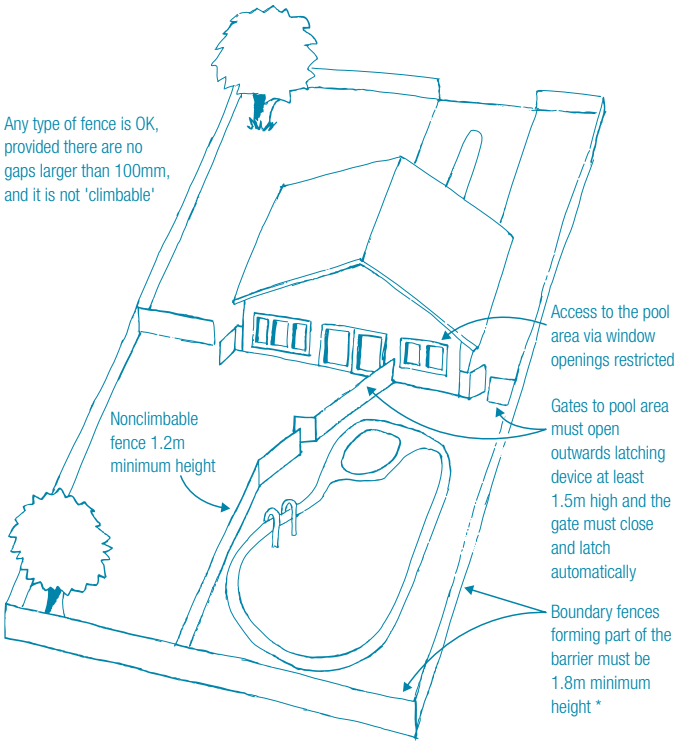
> Resuscitation skills are crucial because they save lives – make certain that someone on the property has these skills.

LEGISLATION APPLYING TO SWIMMING POOLS IN SA

Swimming pools built before 1 July 1993

If your property contains a swimming pool built before 1 July 1993 and you are placing your property up for sale you will need to ensure that your swimming pool barriers are in line with Ministerial Building Standard MBS 004 - Swimming pool safety - designated safety features for pools built before 1 July 1993.

If the property on which a swimming pool is located is not sold, the swimming pool can continue to comply with the old *Swimming Pools (Safety) Act 1972*, which requires the swimming pool owner to ensure that the swimming pool is enclosed by a fence, wall or building or any combination of these, that restricts access by young children to the swimming pool.



* Boundary fences forming part of the barrier must be 1.8m high, with a 900mm non-climbable zone at the top on the pool side of the fence.

Swimming pools built on or after 1 July 1993

Swimming pools built from 1 July 1993 must comply with the rules that were in place when the pool or child safety barriers were approved. Contact the local Council to find out what rules apply.

Acceptable safety barriers

All pools must have suitable safety barriers to restrict access by young children to the immediate pool surrounds, constructed in accordance with Australian Standard AS 1926.1.

Barrier requirements complying with AS 1926.1

Fencing must be constructed, such that:

- the fence is an effective barrier to young children
- it is permanent
- it does not provide access for young children to crawl under or to climb over by using foot and hand holds
- it is not less than 1.2 metres high
- boundary fences, if used as part of the child-safety barrier must be at least 1.8 metres high on the **inside**, with a 900mm non-climbable zone on the **inside** at the top. It can be less than 1.8 metres high and can be climbable on the **outside** (neighbour's side).

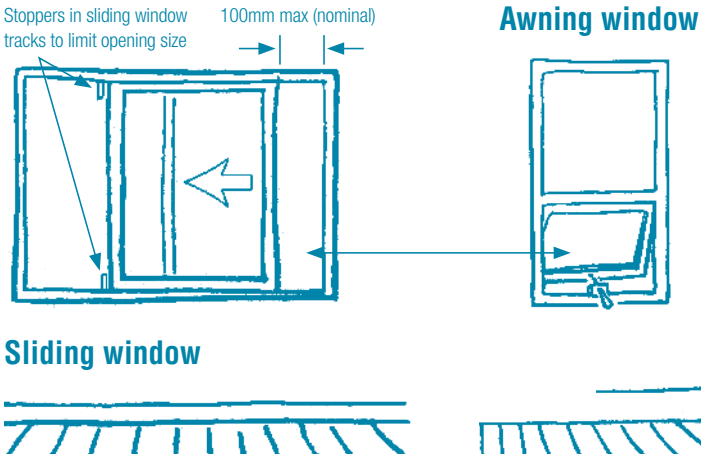
Gates to the pool area must:

- only swing outward from the pool area
- be self closing from any position
- be fitted with a latching device that is out reach of small children (generally 1.5 metres above ground level)
- you should never prop the gate open or prevent it from latching.

Security measures on awning and sliding windows complying with AS 1926.1

Where the openable part of any window is less than 1.8 metres above the finished ground level and provides direct access from the house to the pool area, it must have one of the following:

- bars or metal screen or
- a mechanism limiting the size of the window opening to a maximum of 100mm.



Inspections

If you are selling a property with a swimming pool, you are not required to have an inspection or compliance certificate – however some council officers, building consultants and private certifiers are able to offer advice. Only council officers have legislative authority under the *Planning, Development and Infrastructure Act 2016 (PDI Act)* to enforce requirements for swimming pool safety.

For new swimming pools, your local council will inspect the pool and safety features including the finished child safety barriers. You need to notify your council at two stages:

1. When the pool itself is ready for filling with water
2. When the **approved** child safety barriers are finished and ready to inspect

You must not fill the pool until a complying safety barrier is in place. A temporary barrier that complies with the Building Code can be used for not more than two months.

POOL SAFETY CHECKLIST

Ask yourself these questions to assess the safety of your pool.

> **Could a young child easily climb over, under or through your fence to get to the pool?**

Minimum standards for new pools require (generally) a 1.2m high permanent fence (or 1.8m in the case of a boundary fence), which a young child could not easily climb over or pass through from outside the pool enclosure.

> **Do all of the gates in your pool safety barrier close and latch properly, so that they could not easily be opened by a small child?**

Gates must be self-closing and self-latching. The release for the latching device must be at least 1.5m above ground level or otherwise out of reach. Gates must be hung so that they open outwards from the pool area. Never prop the gate open.

> **Is the pool clear of toys and other floating objects that could attract a child's attention?**

Balls and other floating toys can attract children to the water. Keep them out of the pool area when not in use.

> **Could a child get access to a swimming pool through a window in your house?**

The current requirement for new pools is broadly that, where the openable part of the window is less than 1.8m above the finished ground level, then a child could get access to the pool area through the window and as such the window must be protected to AS 1926.1

> **Do you keep an eye out for objects that could be used for climbing over a pool safety barrier?**

Objects such as garden furniture, children's toys, plants and ladders could be used by young children to climb over a safety barrier to get to the swimming pool. Keep these objects well away from the safety barriers.

> **Do you supervise young children while they are in or outside the pool area?**

Safety barriers alone are not enough to prevent young children from getting to a swimming pool. Young children are adventurous; they may climb, squeeze through or scale safety barriers to get to a swimming pool. Adequate supervision is essential.

> **Do you have resuscitation skills?**

Total responsibility includes resuscitation skills. Training for resuscitation is available from The Royal Life Saving Society, Australian Red Cross and St John Ambulance.

> **Do you maintain the fence and gates?**

The law requires that you must ensure that safety features are maintained in good working order at all times. This includes making sure that the gate closes and latches automatically.

FREQUENTLY ASKED QUESTIONS

What is a swimming pool?

The PDI Act defines a swimming pool as an excavation or structure that is capable of being filled with water and is used primarily for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa pool, but not a spa bath.

People often ask if the requirements apply to a fish pond or landscaping water feature. The answer is that they do not unless it is used primarily for swimming, wading, paddling or the like.

If I buy an aboveground or inflatable pool, what do I have to do?

If the pool has a filtration system, you will need to contact your local council about obtaining approval for the pool and ensuring safety features are in place.

The sides of my aboveground pool are more than 1.2 metres high. Do I need a fence as well?

The sides of some aboveground pools can be acceptable as pool safety barriers, however if you choose to rely on the side walls the ladder/access point must be fenced.

Can I install a portable pool or spa on a deck?

If you are thinking about installing a portable pool or spa on a deck, balcony, suspended floor or near a retaining wall you should seek advice from an engineer or your local council about whether the deck or wall can take the weight of the pool without collapsing.

Do I need development approval for a new pool?

Yes. Before approval, your local council will check:

- the details and location of safety barriers (they should restrict access to the swimming pool by young children)
- the safety of the pump (there are a number of safety requirements in place to prevent suction-related injuries or deaths in swimming pools)
- the adequacy of structural support for the swimming pool (particularly if the pool is to be placed on a deck, balcony or near a retaining wall)

I want to sell my house and I have a swimming pool. What are my legal obligations?

If your property contains a swimming pool that was built or installed before 1 July 1993 and you are placing your property up for sale you will need to ensure that your swimming pool barriers are in line with the relevant requirements for swimming pool safety. Fencing or barriers may need to be upgraded to meet the safety requirements.

Note: This requirement only applies to swimming pools built or installed before 1 July 1993.

It is the responsibility of the party selling the property to ensure that the swimming pool safety is in line with the current requirements.
Note: A certificate of compliance is **not required** under current legislation.

Can child-resistant doors be used as part of the safety barrier?

Child-resistant doors cannot be used for new outdoor pools – only compliant fencing can be used. For pools built before 1 July 1993 child-resistant doors can only be used in situations allowed by Ministerial Building Standard MBS 004.

How long can a temporary fence/barrier be used as the safety barrier?

For up to two months from the date of completion of the pool. The approved safety barrier must be installed before the expiration of two months.

INFORMATION

www.sa.gov.au/swimmingpools

Fencing and Safety Barriers

Your local council

Building Policy Branch

Ph 1800 752 662

Resuscitation

Royal Life Saving Australia
www.royallifesavingsa.com.au
Ph (08) 8210 4500

Australian Red Cross
www.redcross.org.au
Ph (08) 8100 4500

St John Ambulance
www.stjohnsa.com.au
Ph 1300 360 455

Child Accident Prevention

Kidsafe
www.kidsafe.org.au
Ph (08) 8161 6318

Government of South Australia
Department of Planning, Transport and Infrastructure

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IMPORTANT NOTICE

SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.

- If the home was built prior to 1st January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.

- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of $750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.

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