



The Law Society
OF SOUTH AUSTRALIA

FORM 1

VENDOR'S STATEMENT UNDER SECTION 7
(Section 7 Land and Business (Sale and Conveyancing) Act 1994)

29 GRANDVIEW GROVE TOORAK GARDENS SA 5065

Form 1**Vendor's Statement (Section 7)***(Land and Business (Sale and Conveyancing) Act 1994)***Contents****Preliminary**

Part A	Parties and land
Part B	Purchaser's cooling-off rights and proceeding with the purchase
Part C	Statement with respect to required particulars
Part D	Certificate with respect to prescribed inquiries by registered agent

**Schedule****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: **Anne Elizabeth Saturno**
Address: 29 Grandview Grove Toorak Gardens SA 5065
4. Vendor's registered agent: **KLEMICH REAL ESTATE** ☒
Address: 1/245 Fullarton Road Eastwood SA 5063
5. Date of contract (if made before this statement is served):
6. Description of the land: **An estate in fee simple in the whole of the land in Certificate of Title Volume 5468 Folio 277 being allotment 61 in Deposited Plan 2459 Hundred of Adelaide and known as 29 Grandview Grove Toorak Gardens SA 5065**

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:
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
ben@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; or
- (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 a 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 Anne Elizabeth Saturno
of 29 Grandview Grove Toorak Gardens SA 5065
being the vendor(s)/person authorised to act on behalf of 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: 07 October 2026 | 12:02 PM ACDT

Signed: Anne Saturno

Part D – Certificate with respect to prescribed inquiries by registered agent (section 9)**To the purchaser:**

I Mary Elizabeth Abbot
of Clelands Lawyers, Level 2, 191 Pulteney Street Adelaide SA 5000 certify that, the responses/~~that, subject to the exceptions stated below, the responses~~ made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions: Nil

Date: 7th October 2026

Signed: ME Abbot

~~Vendor's Agent~~ ~~Purchaser's Agent~~ Person authorised to act on behalf of Vendor's agent ~~Person authorised to act on behalf of 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
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[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. The item and its heading must be included in the statement even if not applicable N/A	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Number of mortgage (if registered): Name of mortgagee:
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	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> No <i>Are there any attachments?</i> Yes <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Statutory easement information on page 12 of the Property Interest Report in Annexure C Description of land subject to easement: CT 5468/277 Nature of easement: Statutory easements for purposes such as electricity, telecommunications, gas, water and sewage, may exist, but may not be registered or defined on the title for the land. 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. Are you aware of any encroachment on the easement? N/A (If YES, give details): If there is an encroachment, has approval for the encroachment been given? N/A (If YES, give details):
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 N/A	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A

	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> 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? N/A If NO, give details: Does the restrictive covenant affect land other than that being acquired? N/A
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 N/A	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Names of parties: Period of lease, agreement for lease etc: From to Amount of rent or licence fee: \$ per Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to 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. The item and its heading must be included in the statement even if not applicable	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> No <i>Are there any attachments?</i> Yes <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Decision Notifications with council response in Annexure B
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	Condition(s) of authorisation: Refer to Decision Notifications with council response in Annexure B
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6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable N/A	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Nature of condition(s):
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7. Emergency Services Funding Act 1998

7.1 Section 16—Notice to pay levy	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> Yes <i>Are there any attachments?</i> Yes <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Revenue SA certificate of Emergency Services payable in Annexure D Date of notice: 1/10/2026 Amount of levy payable: Fully paid
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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	<i>Is this item applicable?</i> ☒ <i>Will this be discharged or satisfied prior to or at settlement?</i> No <i>Are there any attachments?</i> Yes <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> PlanSA Data Extract with council response in Annexure B Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Zones Established Neighbourhood - EN Overlays
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Airport Building Heights (Regulated) - All structures over 45 metres

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

Co-located Housing

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

Historic Area - Bur7

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Variations

Maximum Building Height (Metres)

Maximum building height is 6.5m

Minimum Frontage

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m

Minimum Site Area

Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm

Maximum Building Height (Levels)

Maximum building height is 1 level

Minimum Side Boundary Setback

Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher

Site Coverage

Maximum site coverage is 40 per cent

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 authorization NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable N/A	<i>Is this item applicable?</i> ☐ <i>Will this be discharged or satisfied prior to or at settlement?</i> N/A <i>Are there any attachments?</i> N/A <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:

Annexures

Form R3

The following documents are annexed hereto –

- Annexure A: Register search of certificate of title to the land;
- Annexure B: Council Search response;
- Annexure C: Property Interest Report;
- Annexure D: Revenue SA & SA Water certificates of charges;

Acknowledgement of Receipt of Form 1 Statement Under Section 7

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

Dated this day of

Signed: _____
(Purchaser)

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? January 2014

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.

Annexure A





Product	Register Search (CT 5468/277)
Date/Time	01/10/2026 10:14AM
Customer Reference	37637
Order ID	20261001002006

REAL PROPERTY ACT, 1986



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 5468 Folio 277

Parent Title(s)	CT 4034/442			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	07/11/1997	Edition 6	Edition Issued	02/11/2022

Estate Type

FEE SIMPLE

Registered Proprietor

ANNE ELIZABETH SATURNO
OF 29 GRANDVIEW GROVE TOORAK GARDENS SA 5065

Description of Land

ALLOTMENT 61 DEPOSITED PLAN 2459
IN THE AREA NAMED TOORAK GARDENS
HUNDRED OF ADELAIDE

Easements

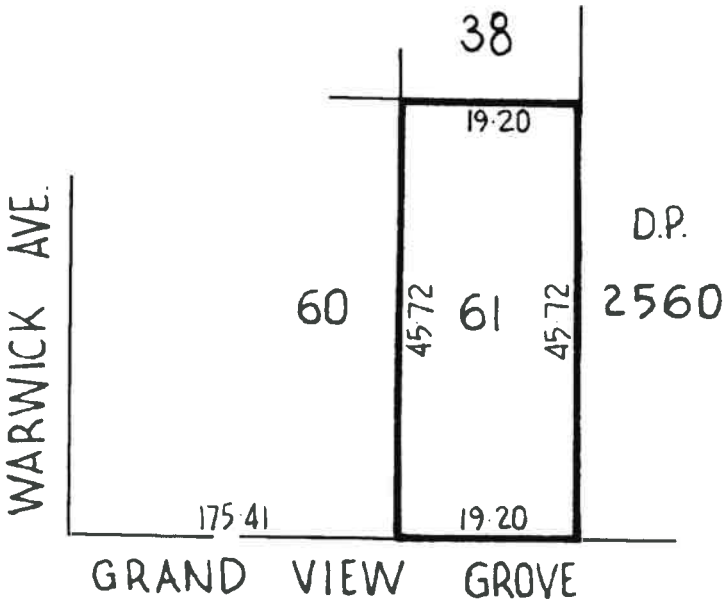
NIL

Schedule of Dealings

NIL

Notations

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



Annexure B



LOCAL GOVERNMENT SEARCH

Cert1479\26

01/10/2026

Clelands Lawyers
208 Carrington Street
ADELAIDE SA 5000

Billing number: 702978 Valuer General No: 1853531000
Owner: Anne E Saturno
Property Address: 29 Grandview Grove TOORAK GARDENS SA 5065
Legal Description: ALLOT 61 Sec 274 DP 2459 Vol 5468 Fol 277

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2026	0.90
Legal Fees	0.00
Rates for current financial year, which fall due on 01/07/2026 and payable as four instalments on or before 01/12/2026, 01/03/2027, 01/06/2027	6,963.45
Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(1,741.65)
Balance of rates and other monies due and payable	\$5,222.70
Instalment/s Due:	
Due 01/12/2026	\$1,740.90
Due 01/03/2027	\$1,740.90
Due 01/06/2027	\$1,740.90

ON BEHALF OF THE CITY OF BURNSIDE

Street Numbering

Please note Council's official street number for this property is **29 Grandview Grove TOORAK GARDENS SA 5065.**

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178(3)(c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 702978



Civic Centre: 401 Greenhill Road, Tusmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

Land and Business (Sale and Conveyancing) Act

Property Interest Report

Request No.:	Cert1479\26	Date of Issue:	06/10/2026
Applicant:	Clelands Lawyers 208 Carrington Street ADELAIDE SA 5000	CT No.:	ALLOT 61 Sec 274 DP 2459 Vol 5468 Fol 277
Property:	29 Grandview Grove TOORAK GARDENS SA 5065		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED	
Part 3 – Development Plan, Development Act 1993	
• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	Yes 180\0026\16 180\0335\14 180\0699\16 180\0758\18 180\0782\13 180\1077\18 180\1176\14
Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z1506 (EN) Established Neighbourhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): ○ Building Act 1971 ○ City of Adelaide Development Control Act 1976 ○ Planning and Development Act 1966 ○ Planning Act 1982	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987				
Notice or declaration of insanitary conditions				No
BUILDING INDEMNITY INSURANCE				
Approval No.	Insurer	Policy Issued	Contract Date	Builder
Nil				
ENVIRONMENT PROTECTION				
• Does the council hold details of any development approvals relating to (a) commercial or industrial activity at the land; or (b) change in the use of the land or part of the land (per the Development Act 1993)?				No No
Notes				

Swimming Pools (if applicable)

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer
City of Burnside

Note:

- The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.

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Data Extract for Section 7 search purposes

Valuation ID 1853531000

Data Extract Date: 06/10/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D2459 AL61

Certificate Title: CT5468/277

Property Address: 29 GRANDVIEW GR TOORAK GARDENS SA 5065

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Co-located Housing

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

Historic Area (Bur7)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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



Decision Notification Form

Development Application:	180\0782\13
Applicant:	Slp Pty Ltd
Nature of Development:	Demolition of existing dwelling and ancillary structures
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	06/09/2013	DAC Reference:
Application Lodged:	06/09/2013	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	12/09/13	1
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Granted	19/09/13	2
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	19/09/13	3

Building Classification Granted: 1a & 10a

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

Signed:

☒ Council Chief Executive Officer or Delegate

Dated: 19/09/13.....

☐ ERD Court

☒ Sheets Attached



DEVELOPMENT APPLICATION NO. 180\0782\13

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.



DEVELOPMENT APPLICATION NO. 180\0782\13

Building Rules Consent Conditions

- 1 The owner of the land on which domestic building work is to be performed by a building work contractor must ensure that a certificate of insurance (building indemnity insurance policy required under Division 3 of Part 5 of the Building Work Contractors Act 1995), in relation to that work is lodged with the Council on or before giving notice of commencement of the building work under Development Regulations 2008 (regulation 74)

Reason:

Requirement of the Development Regulations 2008, regulation 21.

- 2
 - All demolition is to be carried out by a licensed contractor with particular regard to special licenses required for the removal of any hazardous materials and to Occupational Health & Safety Standards;
 - All work is to be conducted in accordance with safe work standards set out by Worksafe SA Regulations;
 - The demolition shall be carried out in a safe manner ensuring that the process does not pose any danger to persons engaged in the demolition or to other property;
 - It is recommended that a Structural Engineer be engaged to provide advice on demolition of structural elements as required to ensure safety during the demolition process and safety to adjoining property and structures;
 - Care is to be taken to ensure that any demolition work does not unduly disadvantage surrounding properties by the creation of dust or excessive noise;
 - All demolished materials are to be contained on-site prior to removal and contractors are to use care and comply with the requirements of the EPA Regulations during the demolition and clearing of the materials from site; and
 - The site is to be secured during demolition whilst there is no supervision by the contractor or their representative.

Reason:

To ensure safe work practices.



DEVELOPMENT APPLICATION NO. 180\0782\13

Advisory Notes

Consultation with adjoining owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

Noise

The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the Applicant (or person with the benefit of this consent) should comply with those requirements.

Damage to Council's Footpath/Kerbing /Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/ kerbing/road pavement/verge occurs as a result of the development, the owner/applicant shall be responsible for the cost of Council repairing the damage.

Street Trees

In relation to any street trees adjacent to the proposed development:

- The sewerage serving the development shall be laid out and designed in such a manner which ensures retention of the existing street tree(s) notwithstanding the requirements of the Regulations under the *Sewerage Act 1929*;
- The existing street tree(s) will not be pruned to maintain lines of sight to the proposed sign or the building/façade;
- The street tree(s) will not be removed. Any pruning of the tree(s), necessary to maintain the clearance between the tree(s) and the structure shall only be carried out by Council; and
- Should the Applicant wish to remove a street tree, a separate approval is required.

For further information in relation to street trees, please contact Council's Customer Service Centre on 8366 4200.

Stormwater discharge

In relation to any proposed stormwater discharge from the property, the following requirements shall be complied with:

- The Applicant must ensure that stormwater run-off from the proposed development is collected and discharged to the building stormwater system. All downpipes required to discharge the stormwater run-off must be installed within the property boundary;
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported



across the footpath; and

- The connection of any building stormwater system to any part of Council's underground drainage system shall be in accordance with Council guidelines.

For further information in relation to stormwater discharge, please contact Council's Customer Service Centre on 8366 4200.

Demolition

- Any area where it is possible that a person could be injured (or property damaged) by falling or rebounding material, must be fenced or barricaded to the satisfaction of the Manager, Development Services.
- Clearly legible cautionary notices warning people of the danger must be affixed in places where they will be easily visible to anyone approaching the area.
- Temporary supports, shoring underpinning etc. shall be provided as necessary to ensure stability of any part of the building/structure and any adjoining building structure during demolition.
- Materials must not be loaded or transported from the site in a manner that will give rise to excessive dust.
- Damping with water spray (trigger hoses must be used where possible) or other suitable method is to be used to prevent dust generated by demolition work from rising into the air. Non-potable water should be used wherever possible.
- Any public footway, nature strip, roadway is not to be obstructed by vehicles and machinery or rendered inconvenient or dangerous to the public.
- Suitable measures are to be taken to protect any public footway, nature strip, street tree or roadway from damage. Any person responsible for such damage will be required to pay all costs incurred by council in reinstating all damage.
- Demolition materials need to be removed from the site as soon as practicable.
- Prior to commencing demolition, an approved pest control operator should be engaged to eradicate all vermin.
- Special procedures need to be implemented in cases where asbestos material is present. Advice and information on asbestos removal and disposal is obtainable from SafeWork SA.
- Authorities noted below should be contacted prior to the commencement of any demolition works, as their approval may be required to disconnect, alter and/or make safe their infrastructure:
 - Telstra
 - SA Water
 - Origin Energy
 - South Australian Metropolitan Fire Service
 - Australian Gas & Light Company
 - Transport SA
 - Australia Post
- On-site facilities for the disposal or storage of refuse, waste and toilet accommodation for work persons must be provided.
- The demolition contractor is to ensure that the appropriate licences/certificates registration required by the Department Administrative and Information services are obtained for the work to be undertaken.
- No materials are permitted to be burnt onsite.
- Mud and other sediment deposited on a roadway, footpath area or street gutter must be cleaned up using dry sweeping methods at the end of the working day, more frequently when so directed by the Manager,



Development Services.

- Demolition contractors should make all reasonable efforts to minimise construction noise generated by heavy machines and power tools etc. All equipment should be properly maintained, with special attention given to mufflers and other noise control devices.

Other Authorities

The applicant must ensure that any consent from other authorities (including but not limited to SA Water, Telstra, Native Vegetation Board, ETSA) that may be required to undertake the development, has been granted by that authority prior to the commencement of the development.

Significant Trees, Regulated Trees and Tree-Damaging activity

This Development Approval has been granted on the basis this development does not include a tree-damaging activity as defined in Section 4 of the Development Act 1993. Should a tree-damaging activity be necessary to undertake this development, a separate Development Approval from Council is required before any tree-damaging activity can occur.

Clearance to Overhead Power lines

The Electricity Act 1996 and the Regulations under the Act prohibit erection of buildings or structures in proximity to overhead and underground power lines. The minimum distance prescribed depends on the construction and the voltage of power lines and ranges from 25m horizontal clearance for 275,000 volts overhead power lines measured from the centre line of power lines to 1.5m horizontal clearance for 240/415 volts overhead power lines measured from the closest conductor (wire) under worst conditions. The conditions taken into consideration are the sag and swing of the conductor. If there are any power lines in proximity to your planned development, refurbishment or extension of a building structure, please contact the Office of the Technical Regulator for further advice on (08) 8226 5500 during business hours. Non compliance with the requirements of the Electricity Act 1996 may attract considerable cost to the offending body in form of penalties and rectification work. Please note that minimum prescribed clearances from power lines are not registered as an encumbrance or easement on the Certificate of Title.

The following table provides and indication of prescribed horizontal clearances from power lines with difference voltages:

Voltage of overhead power lines	Horizontal clearance distance measured from the closest conductor (wire) under worst conditions (max. sag & swing)
From 1,000 volts up to and including 33,000 Volts	3.1m
Up to 1,000 volts	1.5m

More detailed information is available in the Electricity Act 1996 and the Electricity (General) Regulations 1997.

Public Utilities

The Applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the Applicant's expense.

Boundaries

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.



Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

Building Work affecting other land

The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 2008, is required to serve upon the adjoining owner, a notice of their intention to perform that work, at least 28 days prior to commencing as required by Section 60 of the Development Act 1993. (Section 60 & Regulation 75)

Retaining Walls

Pursuant to schedule 3, retaining walls less than 1000mm in height are deemed not to be development. However, under Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008, the associated excavation and/or filling, requires that 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.

Compulsory Notification of Building Work

Pursuant to Regulation 74 of the Development Regulations 2008 you are required to notify Council at the following stages of Building Work:

- one business day notice prior to commencement and completion of all Building Work;
- one business day notice prior to the pouring of footings;
- one business day notice of the completion of wall and roof framing (excluding transportable buildings or class 10 not attached to the roof frame of a building of another class)*
- one business day notice of completion of cavity masonry walls and/or tilt up walling;
- one business day notice of the completion of installation of swimming pool safety barriers (prior to a swimming pool being filled with water);

**The person providing notification of roof framing must, within one business day after the notice is given, submit to Council the Schedule 5 supervisor's checklist, completed and signed by a registered building work supervisor. Concealment of roofing must not commence until two clear business days after notification.*

A Compulsory Notification form is attached for your convenience. Please contact the City of Burnside on 8366 4200 and speak to a member of the Development Services Building Team if you are unclear of your obligations. Failure to comply with, Regulation 74 - Notifications during building work, may result in expiation fees of \$500 or prosecution. Council's Building Inspection Policy can be viewed at the Civic Centre or online: www.burnside.sa.gov.au

Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

Certificate of Indemnity Insurance

As required by Regulation 21 of the Development Regulations 2008, the owner of the land on which domestic building work is to be performed by a building work



contractor, must, in relation to that work, ensure that a certificate of insurance as required under Division 3 of Part 5 of the Building Work Contractors Act 1995, is lodged with the Council on or before giving notice of commencement of the building work under Regulation 74 of the Development Regulations 2008



Decision Notification Form

Development Application:	180\0335\14
Applicant:	Slp Pty Ltd
Nature of Development:	Two-storey detached dwelling including swimming pool and front fence
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	07/04/2014	DAC Reference:	-
Application Lodged:	07/04/2014	ERD Court Reference:	-

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	04 August 2014	3
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Still Required	-	-
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Still Required	-	-

Building Classification Granted: N/A

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

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 undertake site works or building work or change the use of the land until notification of a Development Approval has been received.

Signed:

☒ Council Chief Executive Officer or Delegate

Dated:

☐ ERD Court

☒ Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\0335\14

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 All side and rear upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to a minimum height of 1.6m above the finished floor level.

The fixed and obscured glazing shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

- 3 The driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 4.5m at the property boundary.

Reason:

To ensure minimal impacts to Council verge.



DEVELOPMENT APPLICATION NO. 180\0335\14

Reserved Matters

That pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed proposals for the following reserved matters requiring further assessment by the City of Burnside, prior to Development Approval of the application:

- 1.1 The applicant shall supply a detailed landscaping plan specifying all areas of the subject land to be landscaped, including a list of the species to be planted, the height of the species and the maturity at the time of planting and mature height of plants shall be submitted to the Council prior to the granting of Development Approval. The landscaping plan shall address any overlooking potential towards the southern adjacent property.

The establishment of all landscaping shall be undertaken within 3 months of the substantial completion of development and in any event prior to the occupation or use of the development. Such landscaping shall be maintained in good health and condition to the satisfaction of the Council at all times and any dead or diseased plants or trees shall be immediately replaced to the reasonable satisfaction of the Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.



DEVELOPMENT APPLICATION NO. 180\0335\14

Advisory Notes

1 **Building Consent**

Development Approval will not be granted until a Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2 **Expiration Time of Approval**

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

3 **Boundaries**

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

4 **Clearance to Overhead Power lines**

The Electricity Act 1996 and the Regulations under the Act prohibit erection of buildings or structures in proximity to overhead and underground power lines. The minimum distance prescribed depends on the construction and the voltage of power lines and ranges from 25m horizontal clearance for 275,000 volts overhead power lines measured from the centre line of power lines to 1.5m horizontal clearance for 240/415 volts overhead power lines measured from the closest conductor (wire) under worst conditions. The conditions taken into consideration are the sag and swing of the conductor. If there are any power lines in proximity to your planned development, refurbishment or extension of a building structure, please contact the Office of the Technical Regulator for further advice on (08) 8226 5500 during business hours. Non compliance with the requirements of the Electricity Act 1996 may attract considerable cost to the offending body in form of penalties and rectification work. Please note that minimum prescribed clearances from power lines are not registered as an encumbrance or easement on the Certificate of Title.

The following table provides an indication of prescribed horizontal clearances from power lines with different voltages:

Voltage of overhead power lines	Horizontal clearance distance measured from the closest conductor (wire) under worst conditions (max. sag & swing)
From 1,000 volts up to and including 33,000 Volts	3.1m
Up to 1,000 volts	1.5m

More detailed information is available in the Electricity Act 1996 and the Electricity



(General) Regulations 1997.

5 Engineering Requirements:

- The width of the proposed driveway accesses within the road verge to be limited to maximum 4.5m per access and to be constructed per Council Standards. It will be ideal if the development utilised the existing access as it is;
- Existing footpath levels, grades etc should not be alerted as a result of new development works;
- Stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor;
- If the cover to the stormwater pipe across the Council verge is less than 50mm, then steel pipe housing to be used per Council standard;
- Excess surface stormwater runoff within the development is to be managed within the development with the development; and
- Excess stormwater runoff from the roof catchment to be discharged to the street water table through sealed system to the satisfaction of the Council. For stormwater management purposes, it is desirable that an additional detention storage of 1000ltrs to be provided in addition to the standard 1000ltrs retention tank provided.

6 Significant Trees, Regulated Trees and Tree-Damaging activity

This Development Approval has been granted on the basis this development does not include a tree-damaging activity as defined in Section 4 of the Development Act 1993. Should a tree-damaging activity be necessary to undertake this development, a separate Development Approval from Council is required before any tree-damaging activity can occur.

7 Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff

That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.



Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

8 Crossing Places

Any variation to the crossing places, including modifications to existing crossing places, redundant crossing places or new crossing places, must be approved by Council. For further information in relation to crossing places, please contact Council's Customer Service Centre on 8366 4200. Application forms are available from our webpage: www.burnside.sa.gov.au

9 Stormwater discharge

In relation to any proposed stormwater discharge from the property, the following requirements shall be complied with:

- The Applicant must ensure that stormwater run-off from the proposed development is collected and discharged to the building stormwater system. All downpipes required to discharge the stormwater run-off must be installed within the property boundary;
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath; and
- The connection of any building stormwater system to any part of Council's underground drainage system shall be in accordance with Council guidelines.

For further information in relation to stormwater discharge, please contact Council's Customer Service Centre on 8366 4200.

10 Drainage Water

Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must be discharged to the sewer.

11 Street Trees

In relation to any street trees adjacent to the proposed development:

- The sewerage serving the development shall be laid out and designed in such a manner which ensures retention of the existing street tree(s) notwithstanding the requirements of the Regulations under the *Sewerage Act*



1929;

- The existing street tree(s) will not be pruned to maintain lines of sight to the proposed sign or the building/façade;
- The street tree(s) will not be removed. Any pruning of the tree(s), necessary to maintain the clearance between the tree(s) and the structure shall only be carried out by Council; and
- Should the Applicant wish to remove a street tree, a separate approval is required.

For further information in relation to street trees, please contact Council's Customer Service Centre on 8366 4200.

12 Swimming Pool Noise

To ensure minimal amenity loss of adjacent properties all mechanical machinery associated with the heating, cleaning and filtration of the swimming pool should not emit any noise exceeding the level determined by the Environmental Protection Authority (Noise Policy).

13 Refuse Storage and Collection

For information in relation to refuse storage and collection, please contact the Burnside Council on 8366 4200.

14 Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

15 Consultation with adjoining owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

16 Noise

The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.

17 Development Assessment Panel Note

The Building Rules Consent should deal with the issue of stormwater and how it will be managed without impacting on adjoining properties.



Decision Notification Form

Development Application:	180\1176\14
Applicant:	S F Di Fava and C Di Fava
Nature of Development:	Amendment to existing DA 180\0335\14 (two-storey dwelling including swimming pool)
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	07/11/2014	DAC Reference:
Application Lodged:	07/11/2014	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	08/12/2014	3
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent (Private Certification)	Granted	02/02/2015	1
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	06/02/2015	4

Building Classification Granted: 1a, 10a

Details of any conditions imposed on this approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

Signed:

☒ Council Chief Executive Officer or Delegate

Dated: 06 February 2015

☐ ERD Court

☒ Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\1176\14

Development Plan Consent Conditions:

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 All side and rear upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to a minimum height of 1.6m above the finished floor level.

The fixed and obscured glazing shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

- 3 The driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 4.5m at the property boundary.

Reason:

To ensure minimal impacts to Council verge.

- 4 **Reserved Matters**

That pursuant to Section 33(3) of the *Development Act 1993*, the applicant shall submit detailed proposals for the following reserved matters requiring further assessment by the City of Burnside, prior to Development Approval of the application:

- 1.1 The applicant shall supply a detailed landscaping plan specifying all areas of the subject land to be landscaped, including a list of the species to be planted, the height of the species and the maturity at the time of planting and mature height of plants shall be submitted to the Council prior to the granting of Development Approval. The landscaping plan shall address any overlooking potential towards the southern adjacent property.

The establishment of all landscaping shall be undertaken within 3 months of the substantial completion of development and in any event prior to the occupation or use of the development. Such landscaping shall be maintained in good health and condition to the satisfaction of the Council at all times and any dead or diseased plants or trees shall be immediately replaced to the reasonable satisfaction of the Council.



Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.



DEVELOPMENT APPLICATION NO. 180\1176\14

Building Rules Consent Conditions:

Pursuant to Section 89 of the Development Regulations 2008, please refer to the Decision Notification Form and advisory notes issued by the Private Certifier regarding this consent.



DEVELOPMENT APPLICATION NO. 180\1176\14

Advisory Notes

Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

Boundaries

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

Clearance to Overhead Power lines

The Electricity Act 1996 and the Regulations under the Act prohibit erection of buildings or structures in proximity to overhead and underground power lines. The minimum distance prescribed depends on the construction and the voltage of power lines and ranges from 25m horizontal clearance for 275,000 volts overhead power lines measured from the centre line of power lines to 1.5m horizontal clearance for 240/415 volts overhead power lines measured from the closest conductor (wire) under worst conditions. The conditions taken into consideration are the sag and swing of the conductor. If there are any power lines in proximity to your planned development, refurbishment or extension of a building structure, please contact the Office of the Technical Regulator for further advice on (08) 8226 5500 during business hours. Non compliance with the requirements of the Electricity Act 1996 may attract considerable cost to the offending body in form of penalties and rectification work. Please note that minimum prescribed clearances from power lines are not registered as an encumbrance or easement on the Certificate of Title.

The following table provides an indication of prescribed horizontal clearances from power lines with different voltages:

Voltage of overhead power lines	Horizontal clearance distance measured from the closest conductor (wire) under worst conditions (max. sag & swing)
From 1,000 volts up to and including 33,000 Volts	3.1m
Up to 1,000 volts	1.5m

More detailed information is available in the Electricity Act 1996 and the Electricity (General) Regulations 1997.

Engineering Requirements:

- The width of the proposed driveway accesses within the road verge to be limited to maximum 4.5m per access and to be constructed per Council Standards. It will be ideal if the development utilised the existing access as it



is;

- Existing footpath levels, grades etc should not be altered as a result of new development works;
- Stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor;
- If the cover to the stormwater pipe across the Council verge is less than 50mm, then steel pipe housing to be used per Council standard;
- Excess surface stormwater runoff within the development is to be managed within the development with the development; and
- Excess stormwater runoff from the roof catchment to be discharged to the street water table through sealed system to the satisfaction of the Council. For stormwater management purposes, it is desirable that an additional detention storage of 1000ltrs to be provided in addition to the standard 1000ltrs retention tank provided.

Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff

That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.



Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

Crossing Places

Any variation to the crossing places, including modifications to existing crossing places, redundant crossing places or new crossing places, must be approved by Council. For further information in relation to crossing places, please contact Council's Customer Service Centre on 8366 4200. Application forms are available from our webpage: www.burnside.sa.gov.au

Stormwater discharge

In relation to any proposed stormwater discharge from the property, the following requirements shall be complied with:

- The Applicant must ensure that stormwater run-off from the proposed development is collected and discharged to the building stormwater system. All downpipes required to discharge the stormwater run-off must be installed within the property boundary;
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath; and
- The connection of any building stormwater system to any part of Council's underground drainage system shall be in accordance with Council guidelines.

For further information in relation to stormwater discharge, please contact Council's Customer Service Centre on 8366 4200.

Drainage Water

Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must be discharged to the sewer.

Refuse Storage and Collection

For information in relation to refuse storage and collection, please contact the Burnside Council on 8366 4200.

Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

Consultation with adjoining owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls,



trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

Noise

The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.

Development Assessment Panel Advisory Note

The Building Rules Consent should deal with the issue of stormwater and how it will be managed without impacting on adjoining properties.

Compulsory Notification of Building Work

Pursuant to Regulation 74 of the Development Regulations 2008 an owner or builder is required to notify Council at the following stages of Building Work:

- one business day notice prior to commencement and completion of all Building Work;
- one business day notice prior to the pouring of footings;
- one business day notice of the completion of wall and roof framing (excluding transportable buildings or class 10 not attached to the roof frame of a building of another class)*
- one business day notice of completion of cavity masonry walls and/or tilt up walling;
- one business day notice of the completion of construction of a swimming pool (prior to filling);
- one business day notice of the the completion of construction of a safety fence or barrier for a swimming pool
- one business day notice of completion of any other form of building work where swimming pool safety features (within the meaning of section 71AA of the Act) are relevant and have been constructed

**The person providing notification of roof framing must, within one business day after the notice is given, submit to Council the Schedule 5 supervisor's checklist, completed and signed by a registered building work supervisor. Concealment of roofing must not commence until two clear business days after notification.*

A Compulsory Notification form is attached for your convenience. Please contact the City of Burnside on 8366 4245 and speak to the Duty Builder if you are unclear of your obligations. Failure to comply with, Regulation 74 - Notifications during building work, may result in expiation fees of \$500 or prosecution. Council's Building Inspection Policy can be viewed at the Civic Centre or online: www.burnside.sa.gov.au

Regulation 83AB

Pursuant to Regulations 83AB(8) of the Development Regulations 2008 a person must not occupy a new dwelling or addition to a new dwelling unless it has been completed in accordance with the development approval and a written statement of compliance for dwelling or addition has been provided to the relevant authority by:

- The licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates; or
- If there is not such licensed work contractor, a registered building works supervisor or private certifier.



Privately Certified Roof Trusses

Building Rules Consent for the roof trusses within this application has been granted by a Private Certifier. This consent has been relied on, pursuant to Section 36(4) of the Development Act 1993, in the issue of Development Approval. Refer to the Private Certifiers Building Rules Consent Decision Notification Form, for conditions or notes placed on the erection of the trusses.

Swimming Pool Regulations

A person must not fill a swimming pool with water unless the pool is enclosed by a barrier that complies with Performance Requirement GPI.2 - Volume 1, and P.2.5.3 - Housing Provisions - Volume 2, of the Building Code of Australia.

Penalty: Maximum penalty: \$4000

The applicant or owner is required to contact Council to arrange a suitable time to inspect the Swimming Pool Safety Barriers and authorise for the pool to be filled before filling can commence. Please contact Development Services on 8366 4244 and speak to one of Council's Building Officers. Note: A fence that is to be a safety fence for a swimming pool requires Development Approval. The installation of temporary fencing that does not have Development Approval is unauthorised development. It is an offence to undertake unauthorised development.

Building Work affecting other land

The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 2008, is required to serve upon the adjoining owner, a notice of their intention to perform that work, at least 28 days prior to commencing as required by Section 60 of the Development Act 1993. (Section 60 & Regulation 75)



Decision Notification Form

Development Application:	180\0026\16
Applicant:	Slp Pty Ltd
Nature of Development:	Retaining wall and fence to western boundary
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	25/01/2016	DAC Reference:
Application Lodged:	25/01/2016	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	03/03/2016	2
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Granted	05/04/2016	1
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	05/04/2016	3

Building Classification Granted: 10b.

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

Signed: 

Dated: 05 April 2016

- ☒ Council Chief Executive Officer or Delegate
- ☐ ERD Court
- ☒ Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\0026\16

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 The approved fence shall be a 'good neighbour' fence, be mid grey in finish (Woodland Grey or Basalt) and be corrugated or mini-flute corrugated in profile

Reason:

To ensure a high standard of materials and finishes are used in the finished presentation of the fence which is typical to the era of significance of this Historic Conservation Policy Area.



DEVELOPMENT APPLICATION NO. 180\0026\16

Building Rules Consent Conditions

- 1 The posts supporting the concrete sleepers shall be a minimum 125TFB cast 600mm into 300 diameter by 1200 deep concrete pier footings.

Reason:

To ensure the adequacy of the retaining wall and fence.



DEVELOPMENT APPLICATION NO. 180\0026\16

Advisory Notes

1 **Boundaries**

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

2 **Clearance to Overhead Power lines**

The Electricity Act 1996 and the Regulations under the Act prohibit erection of buildings or structures in proximity to overhead and underground power lines. The minimum distance prescribed depends on the construction and the voltage of power lines and ranges from 25m horizontal clearance for 275,000 volts overhead power lines measured from the centre line of power lines to 1.5m horizontal clearance for 240/415 volts overhead power lines measured from the closest conductor (wire) under worst conditions. The conditions taken into consideration are the sag and swing of the conductor. If there are any power lines in proximity to your planned development, refurbishment or extension of a building structure, please contact the Office of the Technical Regulator for further advice on (08) 8226 5500 during business hours. Non compliance with the requirements of the Electricity Act 1996 may attract considerable cost to the offending body in form of penalties and rectification work. Please note that minimum prescribed clearances from power lines are not registered as an encumbrance or easement on the Certificate of Title.

The following table provides an indication of prescribed horizontal clearances from power lines with difference voltages:

Voltage of overhead power lines	Horizontal clearance distance measured from the closest conductor (wire) under worst conditions (max. sag & swing)
From 1,000 volts up to and including 33,000 Volts	3.1m
Up to 1,000 volts	1.5m

More detailed information is available in the Electricity Act 1996 and the Electricity (General) Regulations 1997.

3 **Building Site Management**

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the



site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff

That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

4 Stormwater discharge

In relation to any proposed stormwater discharge from the property, the following requirements shall be complied with:

- The Applicant must ensure that stormwater run-off from the proposed development is collected and discharged to the building stormwater system. All downpipes required to discharge the stormwater run-off must be installed within the property boundary;
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath; and
- The connection of any building stormwater system to any part of Council's underground drainage system shall be in accordance with Council guidelines.

For further information in relation to stormwater discharge, please contact Council's Customer Service Centre on 8366 4200.

5 Drainage Water

Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must



be discharged to the sewer.

6 Refuse Storage and Collection

For information in relation to refuse storage and collection, please contact the Burnside Council on 8366 4200.

7 Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

8 Consultation with adjoining owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

9 Noise

The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.



Decision Notification Form

Development Application:	180\0699\16
Applicant:	Slp Pty Ltd
Nature of Development:	Retaining wall and fence to fire rate in front of existing brush fence
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	02/08/2016	DAC Reference:
Application Lodged:	04/08/2016	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	06/12/2016	3
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Granted	23/12/2016	Nil
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	10/01/2017	3

Building Classification Granted: 10b.

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

Signed:

10 January 2017

- ☒ Council Chief Executive Officer or Delegate
- ☐ ERD Court
- ☒ Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\0699\16

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 The proposed boundary wall shall be finished on both sides to the reasonable satisfaction of Council.

Reason:

To ensure minimal impacts towards the adjacent properties.

- 3 Finishes to the walls shall match that approved for the dwelling. All materials and finishes must be maintained to the reasonable satisfaction of Council.

Reason:

To ensure a high standard of materials and finishes are used in the finished presentation of the structures.



DEVELOPMENT APPLICATION NO. 180\0699\16

Building Rules Consent Conditions

Nil



DEVELOPMENT APPLICATION NO. 180\0699\16

Advisory Notes

1 Retaining Walls

Pursuant to schedule 3, retaining walls less than 1000mm in height are deemed not to be development. However, under Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008, the associated excavation and/or filling, requires that 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.

2 Previous Consent

The applicant should be aware that the conditions of approval and advices issued with the previous consent (180\0423\11) where relevant remain valid and should be complied with.

3 Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

4 Boundaries

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

5 Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.



Stormwater Runoff

That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

- 6 **Damage to Council's Footpath/Kerbing /Road Pavement/Verge**
Section 229/221 of the Local Government Act provides that where damage to Council footpath/ kerbing/road pavement/verge occurs as a result of the development, the owner/applicant shall be responsible for the cost of Council repairing the damage.
- 7 **Fences Act 1975**
The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au



8 Consultation with adjoining owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

9 Compulsory Notification of Building Work

Pursuant to Regulation 74 of the Development Regulations 2008 an owner or builder is required to notify Council at the following stages of Building Work:

- one business day notice prior to commencement and completion of all Building Work;
- one business day notice prior to the pouring of footings;
- one business day notice of the completion of wall and roof framing (excluding transportable buildings or class 10 not attached to the roof frame of a building of another class)*
- one business day notice of completion of cavity masonry walls and/or tilt up walling;

**The person providing notification of roof framing must, within one business day after the notice is given, submit to Council the Schedule 5 supervisor's checklist, completed and signed by a registered building work supervisor. Concealment of roofing must not commence until two clear business days after notification.*

A Compulsory Notification form is attached for your convenience. Please contact the City of Burnside on 8366 4245 and speak to the Duty Builder if you are unclear of your obligations. Failure to comply with, Regulation 74 - Notifications during building work, may result in expiation fees of \$500 or prosecution. Council's Building Inspection Policy can be viewed at the Civic Centre or online: www.burnside.sa.gov.au

10 Brush Fences

Brush fences are not permitted within 3m of a Class 1 (dwelling) or 2 building unless there is an appropriate level of protection (1 hour fire rating - 60/60/60 FRC) in accordance with the Ministers Specification SA 76C. For more information and specific detail please contact Council prior to the commencement of any relevant building work.

11 Expiations

Pursuant to Regulation 74 expiation fees apply for failure to notify Council at a prescribed notification stage.



Decision Notification Form

Development Application:	180\0758\18
Applicant:	S F Di Fava
Nature of Development:	Construct rear fence (retrospective)
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	03/08/2018	DAC Reference:
Application Lodged:	16/08/2018	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	11/09/2018	1
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Granted	11/10/2018	Nil
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	11/10/2018	1

Building Classification Granted: 10b

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

Signed:

16 October 2018

- ☒ Council Chief Executive Officer or Delegate
- ☐ ERD Court
- ☒ Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\0758\18

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council.
Reason:
To ensure the development is undertaken in accordance with the plans and details submitted.



DEVELOPMENT APPLICATION NO. 180\0758\18

Building Rules Consent Conditions

Nil



DEVELOPMENT APPLICATION NO. 180\0758\18

Advisory Notes

1 **Expiration Time of Approval**

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

2 **Boundaries**

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

3 **Fences Act 1975**

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

4 **Compulsory Notification of Building Work**

Pursuant to Regulation 74 of the Development Regulations 2008 an owner or builder is required to notify Council at the following stages of Building Work:

- one business day notice prior to commencement and completion of all Building Work;
- one business day notice prior to the pouring of footings;
- one business day notice of the completion of wall and roof framing (excluding transportable buildings or class 10 not attached to the roof frame of a building of another class)*
- one business day notice of completion of cavity masonry walls and/or tilt up walling;
- one business day notice of the completion of construction of a swimming pool (prior to filling);
- one business day notice of the the completion of construction of a safety fence or barrier for a swimming pool
- one business day notice of completion of any other form of building work where swimming pool safety features (within the meaning of section 71AA of the Act) are relevant and have been constructed

**The person providing notification of roof framing must, within one business day after the notice is given, submit to Council the Schedule 5 supervisor's checklist, completed and signed by a registered building work supervisor. Concealment of roofing must not commence until two clear business days after notification.*

A Compulsory Notification form is attached for your convenience. Please contact the City of Burnside on 8366 4245 and speak to the Duty Builder if you are unclear of your obligations. Failure to comply with, Regulation 74 - Notifications during building work, may result in expiation fees of \$500 or prosecution. Council's Building Inspection Policy can be viewed at the Civic Centre or online:



www.burnside.sa.gov.au

5 Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

In accordance with the Local Nuisance and Litter Control Act 2016, construction shall take place between 7am and 7pm Monday to Saturday. Construction work shall not take place on any Sunday or public holiday. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff

That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done



in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

6

Expiations

Pursuant to Regulation 74 expiation fees apply for failure to notify Council at a prescribed notification stage.



Decision Notification Form

Development Application:	180\1077\18
Applicant:	Ideal Pergolas & Decks
Nature of Development:	Attached verandah with aluminium slat screening
Location	29 Grandview Grove TOORAK GARDENS SA 5065

Application Received:	30/10/2018	DAC Reference:
Application Lodged:	31/10/2018	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	05/03/2019	1
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Granted	08/03/2019	2
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	18/03/2019	3

Building Classification Granted: 10a

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

Signed: 
18 March 2019

- ☒ Council Chief Executive Officer or Delegate
☐ ERD Court
☒ Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\1077\18

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.



DEVELOPMENT APPLICATION NO. 180\1077\18

Building Rules Consent Conditions

- 1 Pursuant to Section 89 of the Development Regulations 2008, please refer to the Decision Notification Form and advisory notes issued by the Private Certifier regarding this consent.



DEVELOPMENT APPLICATION NO. 180\1077\18

Advisory Notes

1 Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

2 Building Consent

Development Approval will not be granted until a Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

3 Boundaries

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

4 Other Authorities

The applicant must ensure that any consent from other authorities (including but not limited to SA Water, Telstra, Native Vegetation Board, ETSA) that may be required to undertake the development, has been granted by that authority prior to the commencement of the development.

5 Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

6 Consultation with adjoining owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

7 Compulsory Notification of Building Work

Pursuant to Regulation 74 of the Development Regulations 2008 an owner or builder is required to notify Council at the following stages of Building Work:

- one business day notice prior to commencement and completion of all Building Work;



- one business day notice prior to the pouring of footings;
- one business day notice of the completion of wall and roof framing (excluding transportable buildings or class 10 not attached to the roof frame of a building of another class)*
- one business day notice of completion of cavity masonry walls and/or tilt up walling;
- one business day notice of the completion of construction of a swimming pool (prior to filling);
- one business day notice of the the completion of construction of a safety fence or barrier for a swimming pool
- one business day notice of completion of any other form of building work where swimming pool safety features (within the meaning of section 71AA of the Act) are relevant and have been constructed

**The person providing notification of roof framing must, within one business day after the notice is given, submit to Council the Schedule 5 supervisor's checklist, completed and signed by a registered building work supervisor. Concealment of roofing must not commence until two clear business days after notification.*

A Compulsory Notification form is attached for your convenience. Please contact the City of Burnside on 8366 4245 and speak to the Duty Builder if you are unclear of your obligations. Failure to comply with Regulation 74 - Notifications during building work, may result in expiation fees of \$500 or prosecution. Council's Building Inspection Policy can be viewed at the Civic Centre or online: www.burnside.sa.gov.au

8 Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

In accordance with the Local Nuisance and Litter Control Act 2016, construction shall take place between 7am and 7pm Monday to Saturday. Construction work shall not take place on any Sunday or public holiday. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff

That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.



Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal

Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

Significant Trees, Regulated Trees and Tree-Damaging activity

This Development Approval has been granted on the basis this development does not include a tree-damaging activity as defined in Section 4 of the Development Act 1993. Should a tree-damaging activity be necessary to undertake this development, a separate Development Approval from Council is required before any tree-damaging activity can occur.

Excavation or Fill

The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 2008 is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the Development Act 1993, Section 60 & Regulation 75.

To ensure the development is undertaken in a manner that does not compromise the structural integrity of the adjoining land.

9 **Expiations**

Pursuant to Regulation 74 expiation fees apply for failure to notify Council at a prescribed notification stage.



Annexure C



Property Interest Report

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

Title Reference	CT 5468/277	Reference No. 2823154
Registered Proprietors	A E*SATURNO	Prepared 01/10/2026 10:14
Address of Property	29 GRANDVIEW GROVE, TOORAK GARDENS, SA 5065	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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

Table of Particulars

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

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
-------------------------------	---

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

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

3. ***Burial and Cremation Act 2013***

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

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

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

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

- 5.1 section 42 - Condition (that continues to apply) of a development authorisation
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- [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 other details that might apply
- 5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 5.4 section 55 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 5.5 section 56 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 5.6 section 57 - Land management agreement
- Refer to the Certificate of Title
- 5.7 section 60 - Notice of intention by building owner
- Contact the vendor for these details
- 5.8 section 69 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 5.9 section 71 - Fire safety notice
- Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

also

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

also

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

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)

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

also

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

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

- | | | |
|------|---|--|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire also

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

18. ***Landscape South Australia Act 2019***

- | | | |
|-------|--|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title |
| 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 |
| 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 Act | The regional landscape board has no record of any notice affecting this title |
| 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
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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
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29. **Planning, Development and Infrastructure Act 2016**

- 29.1 Part 5 - Planning and Design Code
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the Planning, Development and Infrastructure Act 2016 for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply

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

30. ***Plant Health Act 2009***

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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31. ***Public and Environmental Health Act 1987 (repealed)***

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

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

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

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

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

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

also

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

also

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

also

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

also

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

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

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. ***Other charges***

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|--|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
01/10/2026 10:14AM
37637
20261001002006

Certificate of Title

Title Reference: CT 5468/277

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



Product
Date/Time
Customer Reference
Order ID

Historical Search
01/10/2026 10:14AM
37637
20261001002006

Certificate of Title

Title Reference: CT 5468/277
Status: CURRENT
Parent Title(s): CT 4034/442
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 07/11/1997
Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/10/2022	02/11/2022	13904909	DISCHARGE OF MORTGAGE	REGISTERED	12004664
27/10/2022	02/11/2022	13904908	TRANSFER	REGISTERED	ANNE ELIZABETH SATURNO
12/09/2013	30/09/2013	12004664	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
12/09/2013	30/09/2013	12004663	TRANSFER	REGISTERED	SALVATORE FRANCO DI FAVA, CATERINA DI FAVA
12/09/2013	30/09/2013	12004662	DISCHARGE OF MORTGAGE	REGISTERED	9060165
13/03/2001	30/03/2001	9060165	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
13/03/2001	30/03/2001	9060164	TRANSFER	REGISTERED	KARIN JEANETTE ALEXANDER
13/03/2001	30/03/2001	9060163	CHANGE OF NAME	REGISTERED	KARIN JEANETTE ALEXANDER
13/03/2001	30/03/2001	9060162	DISCHARGE OF MORTGAGE	REGISTERED	8376998
10/10/1997	03/12/1997	8376998	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
10/10/1997	03/12/1997	8376997	DISCHARGE OF MORTGAGE	REGISTERED	6423654 6423655 6494886
08/03/1988	29/03/1988	6494886	MORTGAGE	REGISTERED	
09/10/1987	29/10/1987	6423655	MORTGAGE	REGISTERED	
09/10/1987	29/10/1987	6423654	MORTGAGE	REGISTERED	



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
01/10/2026 10:14AM
37637
20261001002006

Certificate of Title

Title Reference CT 5468/277
Status CURRENT
Easement NO
Owner Number 12068096
Address for Notices GENERAL POST OFFICE BOX 1243, ADELAIDE, SA 5001
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

ANNE ELIZABETH SATURNO
OF 29 GRANDVIEW GROVE TOORAK GARDENS SA 5065

Description of Land

ALLOTMENT 61 DEPOSITED PLAN 2459
IN THE AREA NAMED TOORAK GARDENS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13904908
Dealing Date 27/10/2022
Sale Price \$0
Sale Type NO MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1853531000	CURRENT	29 GRANDVIEW GROVE, TOORAK GARDENS, SA 5065

Notations

Dealings Affecting Title

NIL

Notations on Plan



NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1853531000
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1966
Property Location	29 GRANDVIEW GROVE, TOORAK GARDENS, SA 5065
Local Government	BURNSIDE
Owner Names	ANNE ELIZABETH SATURNO
Owner Number	12068096
Address for Notices	GENERAL POST OFFICE BOX 1243, ADELAIDE, SA 5001
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	9H DG SP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D2459 ALLOTMENT 61	CT 5468/277

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$2,100,000	\$4,125,000			
Previous	\$2,000,000	\$3,775,000			

Building Details

Valuation Number	1853531000
Building Style	High Quality Conventional



Product	Title and Valuation Package
Date/Time	01/10/2026 10:14AM
Customer Reference	37637
Order ID	20261001002006

Year Built	2016
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	491 sqm
Number of Main Rooms	Not Available

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

Annexure D



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: 2823154

CLELANDS LAWYERS ADELAIDE PTY LTD
GPO BOX 627
ADELAIDE SA 5001

DATE OF ISSUE

01/10/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

12068096

OWNERSHIP NAME

A E SATURNO

PROPERTY DESCRIPTION

29 GRANDVIEW GR / TOORAK GARDENS SA 5065 / LT 61

ASSESSMENT NUMBER

1853531000

TITLE REF.

(A "+" indicates multiple titles)

CT 5468/277

CAPITAL VALUE

\$4,125,000.00

AREA / FACTOR

R4

1.000

LAND USE / FACTOR

RE

0.400

LEVY DETAILS:

FINANCIAL YEAR

2026-2027

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 1,306.80

- REMISSION

\$ 772.20

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -584.60

= AMOUNT PAYABLE

\$ 0.00

Please Note:

If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. It is not the due date for payment.

EXPIRY DATE

30/12/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive**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: contactus@revenuesa.sa.gov.au
 Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7024987211 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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: 2823154

DATE OF ISSUE

01/10/2026

CLELANDS LAWYERS ADELAIDE PTY LTD
GPO BOX 627
ADELAIDE SA 5001

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

A E SATURNO

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

29 GRANDVIEW GR / TOORAK GARDENS SA 5065 / LT 61

ASSESSMENT NUMBER

1853531000

TITLE REF.

(A "+" indicates multiple titles)

CT 5468/277

TAXABLE SITE VALUE

\$2,100,000.00

AREA

0.0877 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

30/12/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive**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: contactus@revenuesa.sa.gov.au
 Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7024987120 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



Account Number 18 53531 00 0	L.T.O Reference CT5468277	Date of issue 1/10/2026	Agent No. 145	Receipt No. 2823154
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CLELANDS LAWYERS ADELAIDE PTY LTD
GPO BOX 627
ADELAIDE SA 5000
libby.abbot@cle.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A E SATURNO
Location: 29 GRANDVIEW GR TOORAK GARDENS LT 61
Description: 9H DG SP **Capital Value:** \$4 125 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

			\$
	Arrears as at: 30/6/2026	:	0.00
Water main available: 1/6/1966	Water rates	:	88.00
Sewer main available: 1/7/1966	Sewer rates	:	611.53
	Water use	:	110.44
	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	:	809.97CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 611.53 Bill: 14/10/2026

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

The last Water Use Year ended on 10/03/2026.

MAINS WATER USE CHARGE of \$85.25 should be added to the Balance Outstanding above.

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



Government of
South Australia

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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



**Government of
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250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

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sawater.com.au



South Australian Water Corporation

Name:

A E SATURNO

Water & Sewer Account

Acct. No.: **18 53531 00 0**

Amount: _____

Address:

29 GRANDVIEW GR TOORAK GARDENS
LT 61

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1853531000



Bill code: 8888
Ref: 1853531000

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: 1853531000



**Government of
South Australia**

South Australian Water Corporation

250 Victoria Square/Tarntanyangga
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